BILL GARRETT, Davidson County
Trans:T20140062028 DEEDWARR
Recvd: 08/21/14 13:27 2 pgs
Fees:13.00 Taxes:247.90
20140821-0076354

WARRANTY DEED

This Instrument Prepared By:
Angela Harrell, 2641 Jordan Ridge Drive, Nashville, TN 37218

New Owner:	Send Tax Bills To:	Map-Parcel:
Angela M. Ridley	**Same**	**071-16-0-222.00**
226 Capital View Drive		
Nashville, TN 37207		

For and in Consideration of the sum of Ten Dollars and 00/100's ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cedric McKissack,** hereinafter call the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Angela M. Ridley,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 173 and the northerly 15 feet of Lot No. 172 on the Plan of Oakwood Park, as of record in Book 421, Page12, said Register's Office.

Said lot and part of said lot adjoin and front together 45 feet on the easterly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Cedric McKissack by Warranty Deed from Martha E. Miller, POA for Dorothy Pillow, of record in Instrument No. 20140808-0071712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This improved property is known as 1211 N. 6th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. WE do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of August, 2014.

Cedric McKissack

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, the within named **Cedric McKissack** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that **Cedric McKissack,** executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 20th day of August, 2014.

My Commission Expires July 3, 2017

Notary Public

ANGELA HARRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

The actual consideration for this transfer is $67,000.00

Affiant

Sworn and subscribed to me this ___ day of August, 2014.

My Commission Expires: My Commission Expires July 3, 2017

Notary Public

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY