Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of April, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Simon	New Owner	
1509 Jones Ave		07209004800
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOTTIE DAVIS NKA DOTTE ROSS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA SIMON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots Nos. 105 and 106 on the Plan of Victory Heights of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Tract 1
Said Lot No. 105 fronts 60 feet on the north side of Oneida Avenue and runs back between parallel lines, 161 feet on the west line, and 160.3 feet on the east line, to a dead line in the rear, on which it measures 60 feet.

Included in the above description of the property being conveyed, but to be excluded therefrom, is the following described property now vested in the State of Tennessee by Decree of the Circuit Court for Davidson County, Tennessee as follows:

Beginning at a point in the southwesterly corner of the property of E. Roger Bryant, said point being also in the north margin of Oneida Avenue; thence running northeasterly 20 feet along Bryant's westerly boundary line to a point; thence running South 76 degrees 32 minutes East, 60 feet to a point on Bryant's easterly boundary line; thence running southwesterly 20 feet along Bryant's easterly boundary line to a point; thence running northwesterly 60 feet along the north margin of Oneida Avenue back to the point of beginning; containing 1,200 square feet more or less.

BILL GARRETT, Davidson County
Trans:T20150025302 DEEDWARR
Recvd: 04/06/15 15:57 2 pgs
Fees:13.00 Taxes:166.50
20150406-0030022

Tract 2
Beginning in the west line of Lot no 106, 20 feet north of the north margin of Oneida Avenue; thence easterly 24 feet; thence north 13 deg. 55' 12" east 140 feet to a point in the rear line of said Lot; thence west along the rear line of said Lots, 27 feet to the corner of Lots. Nos. 105 and 106; thence south along the line between said lots, 140.3 feet to the beginning.

Being the same property conveyed to Dottie Davis and Roosevelt Ross by Warranty deed from Samuel J. Baker, unmarried of record in Book 8764, page 393, Register's Office for Davidson County, Tennessee, dated October 15, 1992 and recorded on October 22, 1992.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 925 Oneida Avenue, Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves,. my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of April, 2015.

Dottie Davis NKA Dottie Ross

Dottie Davis NKA Dottie Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dottie Davis NKA Dottie Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018