BILL GARRETT, Davidson County
Trans:T20150097705 DEEDWARR
Recvd: 11/17/15 13:25 3 pgs
Fees:18.00 Taxes:77.70
20151117-0116559

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 15157

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Antonio Powell & Kendrick Perry	{New Owners	}09316041600 }
{1022 11th Avenue North	{	}
{Nashville, TN 37208	{	}
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Alex Craw (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Antonio Powell, a single person and Kendrick Perry, a single person (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the middle part of Lot no. 9 of Block "F" in the Hermitage Addition to South Nashville, a plan of which of record in Book 57, page 43, Register's Office for said County.

Beginning on the southerly margin of Robertson Street 60 feet westerly from the westerly margin of Donelson Street, thence with the southerly margin of Robertson Street, westerly 30 feet; thence at right angles southerly 165 feet to an alley; thence with said alley easterly 30 feet, thence northerly 165 feet to the beginning.

Being the same property conveyed to Alex Craw by Decree Confirming Tax Sale from The Clerk and Master of Chancery Court, Davidson County, Tennessee of record in Instrument Number 20140317-0021959 and further vested in Alex Craw by Default Judgment Decrees recorded in Instrument Number 201509247-0097191 and Instrument No. 20150930-0099288, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. All matters as shown in Plat Book 57, Page(s) 43, said Register's Office.

This is unimproved real property located on 97 Robertson Street, Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $21,000.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 2015.

Notary Public

Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 10TH day of November, 2015.

ALEX CRAW

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Alex Craw, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of November, 2015.

Notary Public
My Commission Expires: 12-14-18

