SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Raymond Ufford
135 Kingston Drive
Nashville, TN 37207

MAP and PARCEL: 0811105 3900

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/16 14:19 3 pgs
Fees:18.00 Taxes:333.00
20160629-0066503

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **MELVIN BOOKER, an unmarried man,** has this day bargained and sold and do hereby transfer and convey unto, **RAYMOND UFFORD, an unmarried man,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 38 feet of Lot No. 183 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, R.O.D.C., Tennessee.

Said part of Lot No. 183 fronts 38 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines, with the southerly margin of Wheless Street, 154 feet to an alley.

The legal description herein is taken from the previous deed of record.

Being the same property conveyed to Melvin Booker, an unmarried man, by Installment Deed from Oscar L. Collier, of Record in Deed Book 8297, Page 64, Register's Office, Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 1635 12th Avenue North, Nashville TN, 37208

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein and the

grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of June, 2016.

Melvin Booker

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Melvin Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 29th day of June, 2016.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 29th day of June, 2016.

Eileen Smith
NOTARY PUBLIC

My commission expires: 7/23/18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Robertson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie M. Robertson
Notary's Signature

My Commission Expires: 11/18/17

Notary Seal:

