39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062357 DEEDWARR
Recvd: 07/20/16 10:36 2 pgs
Fees:13.00 Taxes:832.50
20160720-0074675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-17
(AFFIX SEAL)

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Austin Black	Jeff Black	
(NAME)	(NAME)	
1008 Sharpe Avenue	7306 MILTON DR	83-1/138
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	NASHVILLE TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CECELIA A. PLEASANT AND EARLTOYA BOSS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY AUSTIN BLACK, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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 the westerly half of Lot No. 23 on the Plan of W. H. Hyronemus Addition to Nashville of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

The westerly half of said Lot No. 23 fronts 50 feet on the southerly side of Sharpe Avenue or Street, and runs back between parallel lines 168 feet, more or less, to an alley.

Being the same property conveyed to Cecelia A. Pleasant, unmarried, and Earltoya Boss, unmarried, by Quitclaim Deed from Cecelia A. Pleasant of record in Instrument No. 20030401-0042783, said Register's Office.

This conveyance is subject to 2016 Real Property taxes and all matters appearing on the plan of record in Plat Book 161, page 174, said Register's Office.

unimproved
This is improved x property, known as 1008 Sharpe Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my hand this 15 day of July, 2016

CECELIA A. PLEASANT

EARLTOYA BOSS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecelia A. Pleasant and Earltoya Boss, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of July, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public