Prepared by
Edward T. Kidd
2512 Scovel St.
Nash. TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074642 DEEDWARR
Recvd: 08/26/16 10:23 2 pgs
Fees:13.00 Taxes:185.00
20160826-0089470

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $50,000.00

Affiant

Subscribed and sworn to before me this 26th day of August, 2016

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Louise Gipson and Willie Perry	SAME	092-02-0-258.00
2417 Scovel Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Margaret Adair,Thelma Sanders Hunter, Marjorie Patterson and Michael Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Louise Gipson and Willie Perry**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 20 feet of Lot No. 34 and the westerly 15 feet of Lot No. 35 in the Bransford Realty Company's Subdivision of part of E.T.. Holman's Subdivision and part of Mrs. E.A. Clark's Subdivision of Lots in McNairy Subdivision, a plan of which os of record in Plan Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said part of said Lots adjoin and front together 35 feet on the south side of Scovel Street or Madison Street, and extends back between parallel lines, 143 feet more or less, to an alley.

Being the same property conveyed to Marion A. Majors, unmarried, by deed from Della M. Horton, a widow, on November 27, 1989, of record in Book 7993, page 867, Register's Office for Davidson County, Tennessee. The said Marion A. Majors having died intestate leaving as her only heirs at law: Margaret Adair, Thelma Sanders Hunter, Marjorie Patterson and Michael Jones. Affidavit of Heirship of record in Instrument Number 20160826-0089469, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record:

This is improved property known as: 2417 Scovel Street, Nashville, TN 37208

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 19, 2016.

Margaret Adair
Margaret Adair

Marjorie Patterson
Marjorie Patterson

Thelma Sanders Hunter
Thelma Sanders Hunter

Michael Jones
Michael Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret Adair,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 19, 2016

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thelma Sanders Hunter,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 19, 2016

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marjorie Patterson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 19, 2016

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Jones,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 19, 2016

My commission expires

Notary Public