WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/16 14:24 3 pgs
Fees:18.00 Taxes:388.50
20161019-0110640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$105,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Ruth E. Mitchell	Same As New Owner	092-06-0-158.00 (tract 1) and 092-06-0-157. 00 (tract 2
(Name)	(Name)	
P. O. Box 23532		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BEVERLY YVONNE LEE JACOBS** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH E. MITCHELL** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

Land in Davidson County, Tennessee, being Lots 5 and 6, Block A, on the plan of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Said Lots 5 and 6 front 25 feet each on the easterly side of 31st Avenue North, formerly Home Street, and run back easterly between parallel lines 150 feet to an alley.

Being the same property conveyed to HARRY C. LEE AND WIFE, EMMA E. LEE by deed from CHARLES SPANN, ARTHUR SPANN, TOMMIE MAE SPANN BYRD AND HUSBAND, ALLEN BYRD, ROSIE BELL SPANN MANNING, FRED SPANN AND WIFE, EMMA SPANN of record in Book 2796, Page 5, dated June 12, 1958, said Register's Office. A 1/6th undivided interest was inherited from JIMMIE L. SPANN LEE. EMMA E. SPANN died on or about December 11, 1965, leaving HARRY C. LEE as the surviving tenant by the entirety. HARRY C. LEE died testate on or about September 10, 1990, devising said property to BEVERLY YVONNE LEE JACOBS AND ANDRE ROOSEVELT LEE by will of record in Will Book 87, Page 616, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book 9204, Page 699, said Register's Office. For further reference see Affidavit of Heirship of record in Book 9624, Page 229, said Register's Office. ANDRE ROOSEVELT LEE has conveyed her interest in said property to BEVERLY YVONNE LEE JACOBS by quitclaim deed of record in Book 9624, Page 235, dated March 12, 1995, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lots 7 and 8, Block A, on the plan of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Said Lots 7 and 8 front together 50 feet on the easterly side of 31st Avenue North, formerly Home Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to HARRY C. LEE AND WIFE, EMMA E. LEE by deed from CHARLES SPANN, ARTHUR SPANN, TOMMIE MAE SPANN BYRD AND HUSBAND, ALLEN BYRD, ROSIE BELL SPANN MANNING, FRED SPANN AND WIFE, EMMA SPANN of record in Book 2690, Page 637, dated June 26, 1957, said Register's Office. A 1/6th undivided interest was inherited from JIMMIE L. SPANN LEE. EMMA E. SPANN died on or about December 11, 1965, leaving HARRY C. LEE as the surviving tenant by the entirety. HARRY C. LEE died testate on or about September 10, 1990, devising said property to BEVERLY YVONNE LEE JACOBS AND ANDRE ROOSEVELT LEE by will of record in Will Book 87, Page 616, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book 9204, Page 699, said Register's Office. For further reference see Affidavit of Heirship of record in Book 9624, Page 231, said Register's Office. ANDRE ROOSEVELT LEE has conveyed her interest in said property to BEVERLY YVONNE LEE JACOBS by quitclaim deed of record in Book 9624, Page 233, dated March 12, 1995, said Register's Office.

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.

Executed by my hand this 18th Day of October 2016.

Beverly Yvonne Lee Jacobs

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Beverly Yvonne Lee Jacobs personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of October, 2016.

Notary Public

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me; Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01/06/2020

Notary's Seal (If on paper)

