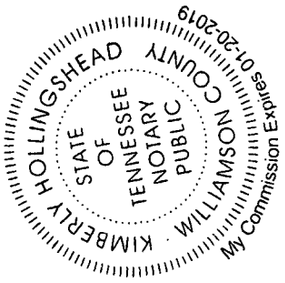
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Powell	same	061-11-0-141.00
(NAME)	(NAME)	
1001 Virginia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Peggy Ray Alexander, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Powell, an unmarried man, 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 Southerly 180 feet of the Westerly 70 feet of Lot No. 32 on the Map of George Burrus' Subdivision, of Lot 81, of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet on the Northerly side of Virginia Street or Avenue and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Peggy Ray Alexander by Quitclaim deed from Richard M. Alexander of record in Instrument No. 20100308-0017884 Register's Office for Davidson County, Tennessee, dated March 04, 2010 and recorded on March 08, 2010.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1001 Virginia Avenue, Nashville, TN 37216

(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.

BILL GARRETT, Davidson County
Trans:T20170040235 DEEDWARR
Recvd: 05/11/17 10:54 2 pgs
Fees:13.00 Taxes:510.97
20170511-0046807

Witness my hand this 1st day of May, 2017.

Peggy Ray Alexander

STATE OF TENNESSEE

COUNTY OF

On this 1st day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Peggy Ray Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public, Kimberly Hollingshead

