BILL GARRETT, Davidson County
Trans:T20170061214 DEEDWARR
Recvd: 07/18/17 10:26 2 pgs
Fees:13.00 Taxes:1480.00

20170718-0072108

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Velma Mass
Affiant

Subscribed and sworn to before me, this 17 day of July 2017.

Notary Public

My commission expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael S. Lawrence	Michael S. Lawrence	**07007005400**
1006 Alice Street	1917 Duncdin Dr.	
Nashville, TN 37218	Old Hickory, TN 37138	

FOR AND IN 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 ACKNOWLEDGE, WE,

Velma S. Jamail Houston, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael S. Lawrence

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:

Certain real property situated in Davidson County, Tennessee, being Lot No. 32, (erroneously referred to as Lot 39 on deed) on the Map of the J. S. Spurlock Lands, not of record, described according to survey made by Erle Drake, 4/21/25, and described as follows, to-wit:

BEGINNING in the center of Alice Avenue at the northeast corner of the property conveyed to John Overby and wife, by deed from M. H. Webb and wife, of record in Book 2446, Page 127, Register's Office of said County, being the common corner of Lots Nos. 23, 24, 31 and 32; thence with the line of Lots Nos. 31 and 32 and Overby's easterly line southwardly 221 feet to the northerly margin of a 40 foot road reserved; thence with said road eastwardly 100 feet to the corner of Lots Nos. 32 and 33; thence with the line between said two lots northerly 223 feet to the center of Alice Avenue; thence with the center of said Avenue westwardly 100 feet to the BEGINNING.

Velma S. Jamail is now known as Velma S. Houston. Velma S. Jamail Houston, Velma S. Jamail, and Velma S. Houston are all one and the same person. James Houston hereby joins to convey any interest he may have marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Subject to the right of way of Alice Street.

No coverage afforbed for any portion of subject property situated within the right of way of Alice Street.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1006 Alice Street, Nashville, TN 37218.

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 in 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/our hand(s) this 17th day of July 2017.

Velma S. Jamail Houston

Velma S. Jamail Houston

James Houston by Velma S. Houston Attorney-in-Fact

James Houston
By: Velma S. Houston
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Velma S. Jamail Houston, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July 2017.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/11/17

STATE OF Tennessee

COUNTY OF Davidson

*20170718-0072107

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VELMA S. HOUSTON , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of JAMES HOUSTON , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book *_____, Page _____, in said Register's Office.

Witness my hand, at office, this 17th day of July 2017.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/11/17