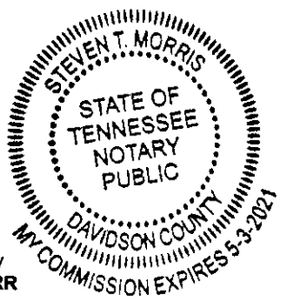
Warranty Deed



Bill Garrett Davidson County
Batch# 101154 DEEDWARR
06/06/2018 03:01:25 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00



20180606-0054422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2018.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
1022 Acklen Real Estate Joint Venture	NEW OWNER	
1505 Whetstone Court		105-09-0-331-00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THEO TAYLOR, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1022 ACKLEN REAL ESTATE JOINT VENTURE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 West 41 feet of Lot No. 46 of Block 20 on the Map of A.V. Jones Subdivision, of record in Book 57, Page 147, Register' s Office for said County.

Said part of Lot No. 46 fronts 41 feet on the North side of Acklen Avenue, formerly Prospect Avenue, and runs back between parallel lines and along the East margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to Cynthia D. Perry and Delores Perry, as tenants in common with the right of survivorship by Warranty deed from Rena Mai Lawrence and Henry T. Walker, the only heirs at law of Jesse D. Walker and wife, Mary E. Walker of record in Book 6034, page 953, Register's Office for Davidson County, Tennessee, dated April 08, 1983 and recorded on April 11, 1983. Delores Perry died September 12, 2013, leaving Cynthia D. Perry,

Being the same property conveyed to Theo Taylor, Jr., a single man by Quitclaim deed from Cynthia D. Perry of record in Instrument No. 20180517-0047384 Register's Office for Davidson County, Tennessee, dated May 1, 2018 and recorded on May 17, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1022 Acklen Avenue, Nashville, TN 37203-5412, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of June, 2018.

Theo Taylor, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Theo Taylor, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of June, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021