File 31736-8 Box 14

| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| Karen Johnson Davidson County<br>Batch# 232435 DEEDWARR<br>05/21/2019 08:43:51 AM 2 pgs<br>Fees: $13.00 Taxes: $925.00<br>20190521-0047666 | The actual consideration or value, whichever is greater, for this transfer is $250,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 17th day of May, 2019<br>Notary Public<br>My commission expires: 9/2/20<br>(AFFIX SEAL) |

JEFFREY LEE BROTHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Cathy Sewell** | Owner | **Map 091-00-0 Parcel 142.00** |
| **5212 Indiana Ave** | | |
| **Nashville, TN 37209** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Patricia McBee, a widow**

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

**Cathy Sewell**

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 Lot No. 1123, in Block 160, on the Plan of Plan No. 1, of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**SAID Lot. No. 1123 fronts 35 feet on the northerly margin of Indiana Avenue and extends back between parallel lines, 150 feet to an alley**

**TOGETHER with a 50 foot by 150 foot strip of land and immediately to the West of and adjacent to the previously described tract, being the East 1/2 of an abandoned right-of-way known as 53rd Avenue, North and being the same property conveyed by closure and abandonment of said right-of-way by the Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 4929, page 917, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Robert Davis McBee and wife, Patricia Ann McBee, by Deed dated May 20, 1991 from Randall L. Craft and wife, Alice M. Craft, of record in Book 8356, Page 09, Register's Office for Davidson County, Tennessee. The said Robert Davis McBee having since died on September 26, 2013, the property is vested in Patricia McBee as the surviving tenant by the entirety.**

This is improved (__x__) Unimproved (____) property, known as **5212 Indiana Ave, Nashville, TN 37209**

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 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.

Witness my/our hand(s) this **17th** day of **May, 2019.**

Patricia McBee

**Patricia McBee**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Patricia McBee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **May, 2019.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 1/17/21