WARRANTY DEED

Karen Johnson Davidson County
Batch# 309529 DEEDWARR
11/01/2019 09:33:27 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20191101-0112483

Address New Owners as:	Tax Bill To:	Map / Parcel
Thomas C. Alsup 1209 Elmwood Avenue, Nashville, TN 37212	New Owner	105 13 0 123.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Clara Mae Tyus also known as Clara Mai Tyus, a single person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Thomas C. Alsup, a married man**, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 81 on the Map of Belmont Land Company's Plan of Lots Called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 81 fronts 50 feet on the southerly margin of Elmwood Avenue and runs back between parallel lines along the westerly margin of an alley, 188 feet to another alley in the rear.

Being the same property conveyed to J. B. Tyus and wife, Clara Mae Tyus, by Warranty Deed from Earl G. Hudgins and wife, Sara E. Hudgins, of record in Book 3969, Page 201, Register's Office for Davidson County, Tennessee. The said J. B. Tyus has since died and upon his death, title was vested in Clara Mae Tyus as the sole surviving tenant by the entirety.

Clara Mae Tyus and Clara Mai Tyus are one and the same person.

This is improved property known as 1209 Elmwood Avenue, Nashville, TN 37212.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me
This 31st day of October, 2019.

Notary Public

My Commission Expires: 6-6-2020

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of October, 2019

ALEX M BLAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Clara Mae Tyus a/k/a Clara Mai Tyus
By: Dorothy Jean Bonds,
Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dorothy Jean Bonds with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Clara Mae Tyus a/k/a Clara Mai Tyus and who acknowledged that she executed the same as the free act and deed of the said Clara Mae Tyus a/k/a Clara Mai Tyus.

Witness my hand and seal, at Nashville, Tennessee, this 31st day of October, 2019

Notary Public

My Commission Expires: 6-6-2020

ALEX M BLAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY