Karen Johnson Davidson County
Batch# 343521 **DEEDWARR**
01/15/2020 10:58:15 AM 2 pgs
Fees: $13.00 Taxes: $580.90

20200115-0005374

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$157,000.00** (One Hundred Fifty Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of January, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL) My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
James D. Anthony 1720 Simpkins Street Nashville, TN 37208	**SAME AS NEW OWNER**	081-02-0-158.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **RODERICK W. DAVIS, JAMES DAVIS, JR., DEWANDA DAVIS BROOKS, ANGELIA BOOKER, AND JAMES D. ANTHONY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JAMES D. ANTHONY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 7 on the Plan of John A. Bells Subdivision of the Mary J. Foxland of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the Northerly side of Simpkins Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Davis, unmarried by Installment deed from Henry Binkley and wife, Mildred L. Binkley of record in Book 5084, page 963, Register's Office for Davidson County, Tennessee, dated November 01, 1976 and recorded on November 04, 1976.

Being the same property conveyed to Kathryn Wright c/o Bone McAllester Norton PLLC by Final Decree Confirming Sale deed from James Davis of record in Instrument No. 20181219-0123351 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 19, 2018. Report of Sale recorded on October 19, 2018, in Instrument No. 20181019-0103950.Decree for Redemption recorded on October 08, 2019, in Instrument No. 20191008-0103069 where property is divested out of Kathryn Wright and vested into James Davis. James Davis having since died intestate 08/21/1992 and the heirs at law are Roderick W. Davis, James Davis, Jr., Angelia Booker, Dewanda Davis Brooks and James D. Anthony as per Affidavit of Heirships of record in Instrument No. 20200115-0005372 and Instrument No. 20200115-0005373, Register's Office for Davidson County, Tennessee.

Being also known as 1720 Simpkins Street, Nashville, Tennessee 37208.

Angelia Davis Booker and Angelia Booker are one and the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1720 SIMPKINS STREET** **NASHVILLE, TN 37208**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019115420

WITNESS, this 14th day of January, 2020.

Roderick W. Davis

Dewanda Davis ~~Brooker~~ Brooks

James Davis, Jr.

Angelia Booker

James D. Anthony

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of January, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Roderick W. Davis, James Davis, Jr., Dewanda Davis Brooks, Angelia Booker and James D. Anthony** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of January, 2020.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020