**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0303

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of February, 2020

Notary Public

Commission Expires: 11/19/23

CLINT BRUMIT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| The 2007 12th Ave N Trust<br>P.O. Box 160071<br>Nashville, TN 37216 | NEW OWNER | 081-07-0-098.00 |

# 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,

**Otis Dean Humphrey, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Amanda Dean, Trustee of The 2007 12th Ave N Trust**

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:

Being the Northerly 45 feet of Lot No. 4 on Ira Crandalls Plan of Lots as of record in Book 17, page 297, Register's Office for Davidson County, Tennessee.

Said Northerly part of lot #4 fronts 45 feet in the Westerly side of 12th Avenue North, (formerly Sangster Street) and runs back, between parallel lines, 140 feet to the center of an alley.

Being the same property conveyed to Otis Dean Humphrey by Warranty deed from Willie B. Humphrey and Robert Lee Humphrey, heirs at law of Willie Odell Humphrey of record in Book 9607, page 847, Register's Office for Davidson County, Tennessee, dated February 24, 1995 and recorded on March 1, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **2007 12th Avenue North, Nashville, TN 37208.**

Karen Johnson Davidson County
Batch# 365485 DEEDWARR
03/02/2020 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20200302-0022767

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

Dated this the 27th day of February, 2020.

Otis Dean Humphrey

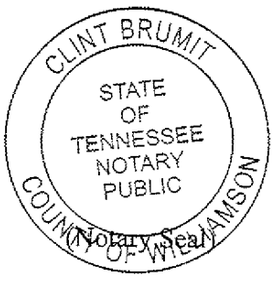
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Otis Dean Humphrey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 27th day of February, 2020.

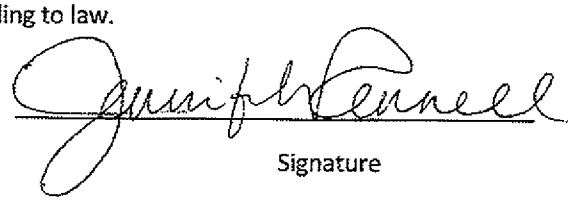
Notary Public

My Commission Expires: 11/19/23



# True Copy Certification

I, **Jennifer Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

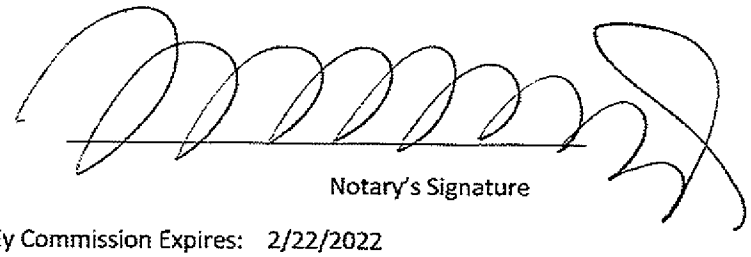


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

