WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-6-24
(AFFIX SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 440092 DEEDWARR
07/17/2020 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,256.15
20200717-0078909

File No.: AGL-20-1016

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1016 Caldwell Ave, GP	New Owner	105-09-0-212.00
(NAME) 513 3RD AVENUE S	(NAME)	
(ADDRESS) NASHVILLE, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **JAMES DOSS AND MARY LOU DOSS, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **1016 CALDWELL AVE, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that 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 45 feed of Lot No. 36, on the Map of Waverly Place, as shown on plat of record in Plat Book 57, Page 94 and 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of said lot fronts 45 feet on the north side of Caldwell Avenue and runs back between parallel lines 159 feet to an alley.

BEING all the same property conveyed to Nannie Bell Booker and sister, Hazel M. Booker, by Deed from Grace Applegate and husband, Jim Applegate, of record in Book 3532, Page 423, Register's Office for Davidson County, Tennessee. The said Hazel M. Booker having since died on May 23, 1997, and title to her one-half (1/2) undivided interest in the subject property having vested in her heirs-at-law, namely her brothers Willie L. Booker (AKA Willie L. Booker) and Turner Booker, and her sisters Eliza Pitts (AKA Eliza Washington), Nannie Bell Booker, Ethel Burruss (AKA Ethel Booker Burruss) and the heirs-at-law of the said Hazel M. Booker's deceased brother, Charlie Booker, who died on January 7, 1984 (preceding the said Hazel M. Booker in death), namely his sons, William Earl Booker and Charles Booker, and his daughter, Peggy Booker. The said Peggy Booker having since died on December 23, 2003, and her interest having vested in her son, Aaron Booker, as her sole heir-at-law. The said William Earl Booker having conveyed all his interest to Mary Lou Doss and husband James W. Doss, by Deed of record in Instrument

No. 20181221-0124556; The said Charles Booker having conveyed all his interest to Mary Lou Doss and husband James W. Doss, by Deed of record in Instrument No. 20181221-0124557; The said Aaron Booker having conveyed all his interest to Mary Lou Doss and husband James W. Doss, by Deed of record in Instrument No. 20181221-0124558.The said Turner Booker having conveyed all his interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 689; Ethel Burruss having conveyed all her interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 687; Eliza Pitts (being one and the same person as Eliza Pitts Washington) having conveyed all her interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 685; and Willie L. Booker having conveyed all his interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 683, all in said Register's Office. The said Nannie Bell Booker died on July 21, 2017 devising her interest in said property to Mary Lou Doss and husband, James W. Doss, by the Last Will and Testament of Nannie Bell Booker, of record in File No. 17P-1702, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division and further by Executor's Deed of record in Instrument No. 20171211-0126034, said Register's Office.

James W. Doss executes this instrument on behalf of Mary Lou Doss pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20200715-0077557 Register's Office for Davidson County, Tennessee.

James W. Doss and James Doss are one and the same.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1016 Caldwell Ave., Nashville, TN 37204

(House Number)	(Street)	(City or Town)	(Postal Zip)

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 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. 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 15th day of July, 2020.

James Doss

Mary Lou Doss by James Doss her Attorney-in-fact

Mary Lou Doss by James Doss, her Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15th day of July, 2020.

Notary Public
My Commission Expires: ~~3/5/2024~~ 3/6/2024

(SEAL)

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of July, 2020, before me personally appeared JAMES DOSS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Lou Doss and who acknowledged he/she/they executed the same as the free act and deed of the said Mary Lou Doss.

Witness my hand and official seal, this the 15th day of July, 2020.

Notary Public
My Commission Expires: ~~3/5/2024~~ 3/6/2024

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

