B0413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant D. Porteous	Wells Fargo Home Mortgage, Inc.	133-2-156
(NAME)	(NAME)	
3205 Kinross Avenue	100 West Washington	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Phoenix, AZ 85003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles W. Adcox Jr. and wife Lisa C. Adcox, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grant D. Porteous married, 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:

SEE ATTACHED EXHIBIT A

Instr:200006060056567 Page: 1 OF 2
REC'D FOR REC 06/06/2000 3:31:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $347.80

unimproved ☐
This is improved ☒ property, known as 3205 Kinross Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (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 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 30th day of May, 2000.

Charles W. Adcox Jr.

Lisa C. Adcox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Adcox Jr. and wife Lisa C. Adcox with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

EXHIBIT A

Tract I

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Airdrie Subdivision 'B", as of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the westerly side of Kinross Avenue, and runs back between parallel lines 168 feet to an alley.

Tract II

Being the southerly 25 feet or southerly half of Lot No. 49, on the Plan of Airdrie subdivision "B", as of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee.

Said southerly half of Lot No. 49 fronts 25 feet on the westerly side of Kinross Avenue, and extends back between parallel lines 168 feet to an alley in the rear.

Being the same property conveyed to Charles W. Adcox Jr. and wife, Lisa c. Adcox, by deed of record in Book 8148, Page 40, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.