# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/00 10:08 2pgs
Fees:11.00 Taxes:199.80

20001208-0121034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$54,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 400, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Terry R. Clayton** | **GMAC Mortgage Corporation** | **Map 82-09** |
| (NAME) | (NAME) | |
| **1402 5th Avenue North** | **1801 West End Avenue** | **Parcel 90** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | **Nashville, TN 37203** | |
| (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, **Phillip Kent Rollins, Steven C. Rollins and Robert N. Rollins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry R. Clayton**, 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:

Land in Davidson County, Tennessee being a part of Lot No. 65 on the Plan of D.T. McGavock's First Addition of record in Plat Book 10, pages 606-609, said Register's Office to which plan reference is hereby made for a more complete description.

Tract 1:

The first lot is a parcel of land lying on the east side of 5th Avenue, North and thirty nine feet more or less from the northerly side of Taylor Street. This property fronts 39 feet more or less on the east side of 5th Avenue, North and runs back between parallel lines 139 feet more or less to a deal line.

Being part of the same property to Grantors by deed of record in Book 7166, page 441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record and 2000 real property taxes which have been prorated and assumed by the grantee(s), said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1402 5th Avenue North, Nashville, TN 37208
(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 November, 2000.

Robert N. Rollins

Phillip Kent Rollins

Steven C. Rollins

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named Phillip Kent Rollins, Steven C. Rollins and Robert N. Rollins, 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 at Brentwood, Tennessee this 1st day of December, 2000.

Commission expires:




Notary Public