WARRANTY DEED

JARED J. SABATER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/6/2000.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Raymer	SAME	082-04-0-173.00
(NAME)	(NAME)	
820 West Greenwood Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SAME	
(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, **Adrienne H. Brandon ,Sole Owner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Raymer and wife, Paula Raymer**, 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, to wit: Being Lot No. 51 on the Plat of Thornby Place of record in Book 332, page 3, Register's Office for said County. Said Lot No. 51 fronts 50 feet on the south side of Edgar Avenue now West Greenwood Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Edward Brown and Irene Brown by Deed dated 8/17/98 of record in Book 11298, page 473, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to TMS Mortgage, Inc. dba The Money Store by Substitute Trustee's Deed of record in Inst# 200005220051235, Register's Office for Davidson County. And further being the same property conveyed to Adrienne H. Brandon, Sole Owner by Deed from TMS Mortgage Inc. d/b/a The Money Store dated 10/24/00, recorded 11/10/00 in Inst#200011100111964 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 820 West Greenwood Ave., Nashville, TN 37206
(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 our/my hands this 12/6/2000.

Davidson County DEEDWARR
Recvd: 12/15/00 09:46 1pgs
Fees:11.00 Taxes:284.90
20001215-0123376

Adrienne H. Brandon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Adrienne H. Brandon ,Sole Owner and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor(s) for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 12/6/2000.

Commission expires: 4/28/04

JARED J. SABATER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public