WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/00 10:32 2pgs
Fees:11.00 Taxes:286.75

20001219-0124249

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF DECEMBER, 2000**

Notary Public

MY COMMISSION EXPIRES:. 1-27-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Whitaker	**First Horizon Home Loan Corporation d/b/a Sunbelt**	**Map 72-9, Parcel 372**
(NAME)	(NAME)	
918 Cahal Avenue	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Dallas, TX 75234**	
(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, **Moses E. McCain, unmarried and daughter, Regina McCain Thomas, married, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY P. WHITAKER, UNMARRIED**, 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 Lot No. 83 on the Map of Springdale Subdivision, as of record in Book 974, Page 18, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the southerly side of West Cahal Avenue and extends back between parallel lines, 157.5 feet to a dead line.

Being the same property conveyed to Moses E. McCain, unmarried, and daughter, Regina McCain Thomas, married, as joint tenants with rights of survivorship by deed of record in Book 11259, Page 461, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **918 Cahal Avenue, 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 **my/our hand(s)** this **15th day of December, 2000**.

Moses E. McCain

Regina McCain Thomas

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 Moses E. McCain and Regina McCain Thomas the bargainor(s), 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 Antioch, Tennessee, this 15th day of December, 2000.

Commission expires:
1-27-01

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public