Davidson County DEEDWARR
Recvd: 03/02/01 08:32 2pgs
Fees:11.00 Taxes:332.63
20010302-0019453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/10/2003

(NOTARY SEAL)

LINDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam D. Gabel	Bank of America, N.A.	83-3-172
(NAME) 1108 Riverside Drive	(NAME) 2059 Northlake Parkway	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tucker, GA 30084	
(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,

RACHEL E. MCCARUS CANADA, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM D. GABEL, 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:

Land in Davidson County, Tennessee, being Lot "A" in Borthious Subdivision of Lots 8, 9, and 10 on Carver's Subdivision, in W.S. Ashworth's Subdivision of certain lots in the Plan of Brownsville, described as follows:

Beginning at a point in the westerly margin of Riverside Drive 110 feet southwardly along the west margin of Riverside Drive from the south margin of Greenwood Avenue; running thence westwardly along the south boundary of the lot conveyed by Hugh E. Burton to Rubert Williams, 128 feet to a stake in the eastern margin of the right-of-way of the Lewisburg and Northern Railroad, said point being the southwest corner of said lot conveyed by Burton to Williams and measuring along the easterly margin of said right-of-way which is 144 feet, more or less, southeastwardly from the intersection of said right-of-way with Greenwood Avenue; running thence with the eastern margin of said railroad right-of-way southwardly 50.33 feet to a point; thence eastwardly 111.4 feet to a point in the west margin of Riverside Drive; thence along the west margin of Riverside Drive northwardly 46.66 feet to the beginning.

Being the same property conveyed to Jason B. Bennett and Rachel E. McCarus by deed from Matthew K. Spicher of record in Book 11760, Page 810, Register's Office for Davidson County, TN. Being the same property conveyed to Rachel E. McCarus by Quitclaim Deed from Jason B. Bennett of record in Instrument Number 200007200071602, Register's Office for said County.

Rahel E. McCarus also known as Rachel E. McCarus Canada.

Roger Dale Canada joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Rachel E. McCarus Canada.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1108 Riverside Drive, 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 28th day of February, 2001.

Roger Dale Canada
by his Attorney in Fact, Karen Hoff
By Atty in Fact Karen Hoff

Rachel E. McCarus Canada
Rachel E. McCarus Canada
by her Attorney in Fact, Karen Hoff
By Atty in Fact Karen Hoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen Hoff, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Rachel E. McCarus Canada, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Rachel E. McCarus Canada. WITNESS my hand and Notarial Seal this 28th day of February, 2001.

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Brenda R Lehman
Notary Public

My Commission Expires 3/10/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen Hoff, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Roger Dale Canada, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Roger Dale Canada. WITNESS my hand and Notarial Seal this 28th day of February, 2001.

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Brenda R Lehman
Notary Public

My Commission Expires 3/10/2003