Davidson County DEEDWARR
Recvd: 09/12/01 09:38 2pgs
Fees:13.00 Taxes:832.50

20010912-0099127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE SEPTEMBER 7, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-16-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James I. Adams	Professional Mortgage Group, Inc.	Map 180, Parcel 230.00
105 Holt Hills Road	1535 West Northfield Blvd., Suite 1	6D 78521
Nashville, Tennessee 37211	Murfreesboro, Tennessee 37129	
(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, **RICHARD A. NELSON D/B/A MORNING STAR CONSTRUCTION COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES I. ADAMS, AN UNMARRIED PERSON** , 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 2, Holt Hills, Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section Four, as of record in Plat Book 9700, Page 541, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard A. Nelson d/b/a Morning Star Construction Company by deed from Daniel J. Perkins and wife, Debra J. Perkins of record in Inst. #200006010054580, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to restrictions of record in Book 5167, Page 923 as amended in Book 5183, Page 594 and Book 5673, Page 903, said Register's Office.
This is investment property and is not subject to marital rights.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 105 Holt Hills Road, 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 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 hands this September 7, 2001.

Richard A. Nelson d/b/a Morning Star Construction Company

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Richard A. Nelson d/b/a Morning Star Construction Company, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee , this September 7, 2001

Commission expires: 4/6/2002

Notary Public

LOUISE A. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.