# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 11-27-04 dmc
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Return to:
CASTLEMAN TITLE & ESCROW, INC.
240 Glancy Street Suite 112
Goodlettsville, TN 37072

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donna Kiss-Bice | America's Wholesale Lender | 52-1-239 |
| (NAME) 740 Oakdell Ave. | (NAME) 155 North Lake Avenue | |
| (ADDRESS) Madison, Tennessee 37115 | (ADDRESS) Pasadena, CA 91109 | |
| (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, Roberta E. Madison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Kiss-Bice married, 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 No. 11 and the northerly part of Lot No. 10, Block "A" on the Plan of the Re-Subdivision of Power and Roth's Subdivision of Madison Park, as of record in Book 843, page 75, Register's Office for ~~said County.~~ Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.**

Being the same property conveyed to Roberta E. Madison, by deed of record in Book 9007, Page 149, 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 740 Oakdell Ave., Madison, TN 37115
(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.

**Said lot and part of said lot adjoin and front together 75 feet on the westerly side of Oakdale Avenue and run back between parallel lines 145 feet to a dead line.

Davidson County DEEDWARR
Recvd: 09/26/01 12:38 2pgs
Fees:13.00 Taxes:260.85

20010926-0104207

Witness my/our hand(s) this 20th day of September, 2001.

Roberta E. Madison

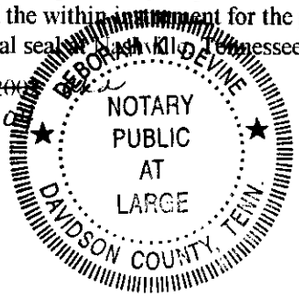
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta E. Madison with wh[redacted] I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2001.

Commission expires: ~~May 26, 2002~~ 11-27-02




Deborah K. Devine

Notary Public