Book 13

2549

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,200.00

Shirley McAdoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2001.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
LaTrece G. McAdoo	Mortgage Resources, Inc.	162-7-126
(NAME)	(NAME)	
120 A Tusculum Road	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37217	
(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, Ray Grass and wife, Mary Anne Grass, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaTrece G. McAdoo unmarried and Shirley McAdoo unmarried as joint tenants with right of survivorship, 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. 5 on the Plat of Antioch Park, Section 6-A, of record in Plat Book 4955, Page 94, Register's Office for said County.

BEGINNING at a point in the northerly margin of Tusculum Road, at the common front corner of Lots 5 and 6; thence with the line between said two lots northerly, 83.22 feet to a concrete monument; thence with the line between Lot 5 and "Res. For Future Dev.", easterly 139.43 feet to a concrete monument in the westerly margin of Leeshan Drive (formerly an unnamed street on plat); thence with the margin of the same southerly 56.00 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.03 feet to a concrete monument in the northerly margin of Tusculum Road; thence with the margin of the same westerly 112.28 feet to the point of beginning.

Being the same property conveyed to Ray Grass and wife Mary Anne Grass, by deed of record in Book 6441, Page 895, 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 120 A & B Tusculum Road, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 12/21/01 14:45 2pgs
Fees:13.00 Taxes:411.44
20011221-0141320

Witness my/our hand(s) this 14th day of November, 2001.

Ray Grass

Mary Anne Grass

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 Ray Grass and wife Mary Anne Grass with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public