WARRANTY DEED

Return to:
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$140,000~~ $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/1/02

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Maxwell	SAME	108-160.00
(NAME)	(NAME)	
314 Flora Maxwell Rd.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAME	
(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, **Peggy Maxwell Coleman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce Maxwell and, Evon Maxwell,** 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 05/06/02 10:14 2pgs
Fees:13.00 Taxes:270.10
20020506-0055085

unimproved ☐

This is improved ☒ property, known as 314 Flora Maxwell Rd., 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 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 our/my hands this 5/1/02.

Peggy Maxwell Coleman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Peggy Maxwell Coleman and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 5/1/02.

Commission expires: 1/28/06

Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

EXHIBIT A

Being the Westerly 75 feet of Lot No. 27 and a small tract immediately South of said lot no. 27 shown on unrecorded plan of Chester Maxwell's Subdivision, described according to a survey made by B.J. Wilkinson, Surveyor, Oct 7, 1953, as follows: Beginning at a point in the southerly margin of Flora Ave. at the northeast corner of Tract No. 1 of the property conveyed to Norris Levine and wife, of record in Book 3341, page 321, Register's Office for said County; thence southwardly with Levin's easterly boundary line passing in southeast corner at 144 feet in all 200 feet, more or less, to the northern boundary line of the property conveyed to Andrew A. Jordan, Jr. and wife by deed from B.L. Oakley and wife, of record in Book 1179, page 285, said Register's Office; thence with said Jordan's northern line south 85 deg. 10' East 75 feet, more or less, thence northwardly 218 feet more or less to the southerly margin of Flore Avenue; thence with same westerly 75 feet to the beginning.

Being the same property conveyed to Peggie Maxwell Coleman, by Quitclaim Deed from Flora E. Maxwell, Henry C. Maxwell, Jr., Herschel B. Maxwell, Benjamin G. Maxwell, Thomas E. Maxwell and Peggie Maxwell Coleman, being all the heirs at law, dated 10/17/94, recorded 10/17/94, in Book 9495, page 339, Register's Office for Davidson County, Tennessee.