WARRANTY DEED

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MAYSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

Davidson County DEEDWARR
Recvd: 05/09/02 15:22 2pgs
Fees:13.00 Taxes:185.00

20020509-0057623

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Gregg Poole	**SAME**	059-12-12
(NAME)	(NAME)	
121 21st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	,	
(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, *Mae Elam, Isaiah Bowers and Teresa Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Gregg Poole, a married man, 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:

*Mae Elam, a married person, Isaiah Bowers, unmarried, and Teresa Phillips, a married person

Land in the 13th Civil District annexed (Formerly the 12th Civil District) of Davidson County, Tennessee, being Lot No. 252 on the Plan of Trinity Hills Village, Sec. II, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said lot.

Being the same property conveyed to MICHAEL BOWERS AND MOTHER, ROSIE LEE BOWERS, by deed from JAMES T. LYNN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 4850, page 366, Register's Office for Davidson County, Tennessee. The said Michael Bowers having quitclaimed his interest in property to Rosie Lee Bowers of record as Instrument No. 200007210072187, Register's Office for Davidson County, Tennessee. The said Rosie Lee Bowers having since died and the following individuals, all adults, having received the following described interest in the decedents' real estate described above by the laws of descent and distribution. The same being a fee simple estate: Ronnie Bowers, a one-fifth share, Michael Bowers, a one-fifth share, Isaiah Bowers, a one-fifth share, Teresa Phillips, a one-fifth share and Mae Elam, a one-fifth share. The said Michael Bowers quitclaimed his interest to Mae Elam of record as Instrument No. 200203060028375, Register's Office for Davidson County, Tennessee and the said Ronnie Bowers quitclaimed his interest to Mae Elam of record as Instrument No. 200203060028376, said Register's Office.

~~This is not the primary residence of the sellers.~~
This is not the principal residence of the within named Grantors.

unimproved ☐

This is improved ☒ property, known as 621 McLaurin, Nashville, TN 37207

(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 hands this 8th day of May, 2002.

Teresa Phillips

Mark Phillips

Mae C. Elam
Mae Elam

Isaiah Bowers

Ronald E. Elam

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Mae Elam and husband, Ronald Elam, Teresa Phillips and husband, Mark Phillips, and Isaiah Bowers, unmarried the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2002.

Commission expires:

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary Public