WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Rhonda Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/04/03 10:21 2pgs
Fees:13.00 Taxes:417.73
20031104-0161484

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Blair	United Wholesale Mortgage	63-02-127
(NAME)	(NAME)	
1448 Pawnee Trail	725 South Adams, Ste 12	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, MI 48009	
(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,

Michael R. Stokes,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda Blair, a single woman, and Lowell O'Brien, 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:

PROPERTY located in the 9th Councilmanic District of Davidson County, Tennessee. Being shown as Parcel No. 127 on Davidson County property map 63-02 and being described according to a survey by J. Bruce Rainey, Surveyor #823, known as Job No. 980177 as follows:

BEGINNING at an iron pin in the southerly margin of Pawnee Trail. Said pin being the Northeast corner of the herein-described tract. Said pin also being the Northwest corner of Parcel No. 128. Thence leaving said margin of Pawnee Trail with parcel 128, S 53° 12' 53" W – 150.00' to an iron pin in the northerly line of the M. R. Stokes property of record in Book 11127, Page 905, R.O.D.C., TN. Thence with said line and a curve left having a radius of 776.01', a chord length of 41.99', said chord having a bearing of N 38° 17' 24" W and an arc length along said curve of 42.00' to an iron pin. Thence N 39° 50' 28" W – 3.00' to a point. Thence with Parcel 126 N 50° 18' 17" E – 150.03' to an iron pin in the southerly margin of Pawnee Trail. Thence with said margin and a curve right having a radius of 926.01', a chord length of 49.99', said chord having a bearing of S 38° 17' 38" E and an arc length along said curve of 50.00' to the point of beginning, containing 7,125 S. F., more or less.

BEING the same property conveyed to Michael R. Stokes by Quitclaim Deed dated 4/29/02 and record in Instrument No. 20020501-0053317, Register's Office for Davidson County, Tennessee. See also for reference Deed of record in Book 11127, Page 905, said Register's Office.

This is not, nor was ever intended to be, the primary residence of the Grantor

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1448 Pawnee Trail, 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.

Witness my hand this 31st day of October, 2003.

Michael R. Stokes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Michael R. Stokes, the 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 31st day of October, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

