WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 12/30/03 14:32 2pgs
Fees:13.00 Taxes:442.24

20031230-0184043

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,523.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12/22/03

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5-20-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rehoma Spivey	SAME	71-5/138.00
(NAME)	(NAME)	
514 Meade Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **Mardalee Properties**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rehoma Spivey, and wife Mary Spivey**, 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 Metropolitan Nashville and Davidson County, TN parts of Lots Nos. 247, 248, and 249 of the Plan of Scruggs Brooklyn Heights Sub-Division as of Record in Book 19, page 504, Register's Office for Davidson County, TN.
All three Lots front 40 feet on the Mead Avenue and run back 140 feet to an alley. These three lots appear on the property maps and records. Department of Davidson County as map no. 71-5 and as parcials 138 and 139. Parcial 139 includes 80 feet or both lots 248 and 249

Being the same property conveyed to Mardalee Properties, by Deed from Odessah Kidd, dated 5/12/99, of record in Book 11487, page 385, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 514 Meade Ave., 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/my hands this 12/22/03.

Mardalee Properties

By: Oliver H. Dale, Partner

Attest:

STATE OF TENNESSEE

COUNTY OF _____

Before me, a Notary Public, personally appeared _____ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 _____, Tennessee this _____.

Commission expires:

Notary Public

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF TN
COUNTY OF Davidson }

On the 22nd day of Dec. , 2003 (year), before me personally appeared, Oliver H. Dale , known to me, or proved to me on the basis of satisfactory evidence to be one of the partners that executed the within instrument, and thereupon acknowledged to me that said partnership executed the same.

On 12/22/03 before me, Danny L. Smith , personally appeared Oliver H. Dale , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and ~~official~~ seal.

Signature [signature] Affiant ____Known ____Unknown
ID Produced ____
(Seal)

5/20/06

NOTARY PUBLIC AT LARGE