WARRANTY DEED

File Box 9-B
First Title & Escrow Co., Inc.
#22172

Davidson County DEEDWARR
Recvd: 01/07/04 10:54 2pgs
Fees:13.00 Taxes:299.33

20040107-0002547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
First National Title of Nashville, LLC, 1130 8th Avenue South, Suite 303, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline McCoy	AmSouth Bank	Map 150-03
(NAME) 3208 Agatha Court	(NAME) 2050 Parkway Office Circle	Parcel 231
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35244	
(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, I, **CINDA MCCAIN BROWN**, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE MCCOY**, 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:

Land in Davidson County, Tennessee, being Lot No. 57-B on the Plan of Chelsea of Priest Lake Park, Zone Lot Division of Lots 55-59, Section 1B, of record in Plat Book 6250, Page 8, and amended in Plat Book 6250, Page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Cinda McCain, unmarried, by Warranty Deed from Richard E. Carpenter and Deborah B. Carpenter, dated February 15, 1996, of record in Book 9952, Page 869, Register's Office for Davidson County, Tennessee. Cinda McCain is now known as Cinda McCain Brown.

This conveyance is subject to: 1) Property taxes and special assessments which have been prorated and assumed by the Grantee herein; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Property is not the principal residence of the Grantor.

unimproved ☐

This is improved ☒ property, known as 3208 Agatha Court, 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.

Witness my hand this 30th day of December, 2003.

Cinda McCain Brown by:

CINDA MCCAIN BROWN
BY:
MARIA SHEPHERD, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2003, before me personally appeared, Maria Shepherd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cinda McCain Brown, (formerly known as Cinda McCain), married, and who acknowledged that such person executed the same as the free act and deed of Cinda McCain Brown.

Witness my hand, at 1130 8th Avenue South, Nashville, Tennessee, this 30th day of December, 2003.

My commission expires 5-23-2006

Brenda S. Lane
NOTARY PUBLIC

Brenda S. Lane NOTARY PUBLIC State of Tennessee