WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/04 16:27 2pgs
Fees:13.00 Taxes:185.00

20040316-0029946

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 27TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Adams	Ricky Adams	81-10-260
(NAME)	(NAME)	
2301 Buchanan Street	2301 Buchanan St.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN	
(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, Tanya D. Mayes, Married and Quinten C. Darrow, an Unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Adams, Married, Larry Adams, an Unmarried Person , Gwen Brandon, un Unmarried person, 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 the easterly 50 feet of Lot No. 361, as shown on the map entitled J. M. T. J. and G. W. Harding's Plan of Lots in North Nashville, of record in Plat Book 21, page(s) 80, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to QUINTEN C. DARROW AND TANYA D. MAYES, by deed of record in Book 11669, page 680, said Register's Office.

* This is not the principle residence of the grantors., or grantees.

unimproved ☐

This is improved ☒ property, known as 2301 Buchanan St., Nashville, TN

(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 27th day of February, 2004.

Tanya D. Mayes

Quinten Darrow

Quinten Darrow by Tanya D. Mayes as Attorney-in-fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tanya D. Mayes and ~~Quinten C. Darrow~~, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2004.

Commission expires:

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared, Tanya D. Mayes, to me known (of proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Quinten C. Darrow, and who acknowledged that she executed the same as the free act and deed of Quinten C. Darrow.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2004

Commission expires:

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public