Davidson County DEEDWARR
Recvd: 04/05/04 08:48 2pgs
Fees:13.00 Taxes:547.23

20040405-0037847

# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Carrie Tiesler
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 29th DAY OF MARCH, 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map and Parcel Number: |
|---|---|---|
| CURTIS E ADAMS and wife PAMELA R ADAMS | FIRST FRANKLIN FINANCIAL | 69 |
| 4331 SETTERS ROAD | 3 ADA STREET | Group 2 |
| NASHVILLE, TN 37218 | IRVINE, CA 92618 | Parcel 56 |
| (City) (State) (Zip) | (City) (State) (Zip) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **OLIVIA B. SIMS** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS E ADAMS and wife PAMELA R ADAMS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unmarried

**Land in Davidson County, Tennessee, being Lot No 94 on the plan of Enchanted Hills, Section 2, as of record in Book 3700, page 27, in the Register's Office for said County.**

**Said Lot No. 94 fronts 90 feet on the westerly margin of Setters Road and runs back between lines, the northerly line being 363.7 feet and the southerly line being 364.5 feet to a line in the rear measuring 188.9 feet thereon.**

**Being the same property conveyed to Olivia B. Sims by Quick Claim Deed from Vincent S. Sims dated 09/22/98 and recorded 09/25/98 in Book 11127, page 589, Register's Office for Davidson County, Tennessee.**

**"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 3934, Page 322; any and all matters in the plat of record in Plat Book 3700, Page 27; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."**

**"The above legal description is identical to the one in the previous deed of record."**

☐ Unimproved
This is ☒ Improved property known at **4331 SETTERS ROAD** (House No.) (Street) **NASHVILLE,** ( P.O.Address) (City or Town) **TN** (State) **37218** (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 **29th day of March, 2004**

Olivia B. Sims
**OLIVIA B. SIMS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named OLIVIA B SIMS to be within named bargainor, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON COUNTY, this **29th day of March, 2004**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

