(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

x Angela D McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

JUDY S. NEALS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 04/21/04 15:59 3pgs
Fees:18.00 Taxes:155.40

20040421-0045585

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
Angela McClain	Angela McClain	94-1-102
(NAME)	(NAME)	
608 South 14th Street		
(ADDRESS)	(ADDRESS)	
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, Susie M. Mayo-Mayes, married, and Phyllis A. Braye, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela McClain, 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. 118, as shown on the map entitled Payne, Blakemore and Cummings Addition to Nashville, of record in Plat Book 57, Page 70, 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 Henry L. Joseph by deed of record in Book 6820, Page 35, said Register's Office. The said Henry L. Joseph having since died. The will of Henry L. Joseph of record in Volume 5570/1392265, Davidson County Probate Court Clerks Office, devised the subject property to Susie M. Mayo-Mayes and Phyllis A. Braye in equal shares.
This is not the principal residence of the grantors.

unimproved ☐

This is improved ☒ property, known as 608 South 14th Street, 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 14th day of April, 2004.

SEE SIGNATURE PAGES ATTACHED

Susie M. Mayo-Mayes

Susie M. Mayo-Mayes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Susie M. Mayo-Mayes**, the within named bargainor, 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 14th day of April, 2004.

Commission expires:

Sept 22, 2007

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Notary Public

Phyllis A. Braye

Phyllis A. Braye

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Phyllis A. Braye**, the within named bargainor, 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, at office, this 14th day of April, 2004.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2004.

Commission expires: Sept 22, 2007

BRENDA ANNE WILSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public