Davidson County DEEDWARR
Recvd: 04/26/04 10:58 2pgs
Fees:13.00 Taxes:1002.70

20040426-0047015

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Beverly Ross	Wells Fargo Home Mortgage	115-13
755 Rodney Drive	3480 Stateview Boulevard	GROUP
Nashville, Tennessee 37205	Fort Mill, SC 29715	PARCEL 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***Two Hundred Seventy One Thousand Dollars and Zero Cents ($271,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Joli Company, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Beverly Ross, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 203 on the Plan of West Meade Hills, Section VIII, as of record in Plat Book 3600, page 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joli Company, Inc. by deed from Mac E. Robinson, Jr., Executor of the Estate of Sarah E. Finch of record as Instrument No. 20030219-0021581 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 755 Rodney Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 23rd day of April, 2004.

Joli Company, Inc.

By: _____
Mary E. Shenk, President

By: _____
John D. Shenk, Secretary/Treasurer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary E. Shenk and John D. Shenk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Secretary/Treasurer, respectively, of Joli Company, Inc., the within named bargainor, a corporation, and that they as such President and Secretary/Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President and Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2004.

Commission expires: October 12, 2005

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee