Davidson County DEEDWARR
Recvd: 04/30/04 10:17 2pgs
Fees:13.00 Taxes:347.80

20040430-0049182

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004.

Notary Public

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

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

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
Jennifer Adams	Jennifer Adams	83-9
1500 Forrest Avenue	P.O. Box 90684	GROUP
Nashville, TN 37206	Nashville, Tennessee 37209	PARCEL 384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Four Thousand Dollars and Zero Cents ($94,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, March Egerton, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jennifer Adams, a single person, hereinafter called the Grantee, his/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. 34 on the Plan of the Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 50.0 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to March Egerton, a married person, by deed from Dennis Denmark, an unmarried person, of record as Instrument No. 20030722-0102330 in the Register's Office for Davidson County, Tennessee.

ALISON EGERTON, spouse of March Egerton, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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 1500 Forrest Avenue, Nashville, TN 37206

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, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/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 29th day of April, 2004.

March Egerton

Alison Egerton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named March Egerton and Alison Egerton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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