WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 2/5/[illegible]

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/21/04 14:05 2pgs
Fees:13.00 Taxes:789.95

20040721-0087315

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Jordan McAdams	Allied Home Mortgage Corp.	127-12-0-024.00
(NAME)	(NAME)	
1037 Hickory Hollow Rd.	2250 Euclid Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 44132	Euclid, OH 44132	
(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, Richard E. Kellogg and wife, Rosalind E. Kellogg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Jordan McAdams and wife, Debra Borgesen McAdams, 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. 25 on the Plan of Bellevue Manor, as of record in Book 3600, Pages 32 and 33, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Richard E. Kellogg and Rosalind E. Kellogg by Warranty Deed dated May 22, 2002 from Theodore E. Kelly and wife, Patsy L. Kelly of record in Instrument number 20020607-0069391, Register's Office for Davidson County, Tennessee.

Nancy Eason executes this Warranty Deed for and on behalf of Richard E. Kellogg pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number 20040721-0087313 said Register's Office.

Nancy Eason executes this Warranty Deed for and on behalf of Rosalind E. Kellogg pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number 20040721-0087314, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1037 Hickory Hollow Rd., Nashville, TN 37221

(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 15th day of July, 2004.

Richard E. Kellogg
by Nancy A. Eason

Rosalind E. Kellogg
by Nancy A. Eason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Kellogg and Rosalind E. Kellogg the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of July, 2004.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Nancy S. Eason, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Richard E Kellogg and Rosalind E. Kellogg, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Richard E. Kellogg and Rosalind E. Kellogg. Witness my hand and Notarial Seal this 15th day of July, 2004.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027