Box 13 # 9297

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malik Brooks	New owner	91-8-39
(NAME) 103 Marshall Greens Circle		
(ADDRESS) Goodlettsville, TN 37072		
(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, The Estate of Mitchell Wade Plowden by Virginia Z. Plowden, Administrator, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malik Brooks, 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 the northerly 371/2 feet of Lot No. 10 on the Map of L.H. Davis Subdivision of Lot No. 41 on the Plan of Clifton, as of record in Book 57, page 100, Register's Office for said County.

Said part of Lot No. 10 fronts 37 ½ feet on the easterly side of 44th Avenue North, formerly Laughlin Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mitchell Plowden, by deed of record in Book 10829, Page 763, Register's Office for Davidson County, Tennessee. Mitchell Plowden having since died testate leaving the Administrator to make the final settlement of the estate, reference Dockett # 03P810.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 1022 44th Avenue North, Nashville, TN 37209

(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.

Davidson County DEEDWARR
Recvd: 01/28/05 13:07 2 pgs
Fees:13.00 Taxes:16.65

20050128-0010612

Witness my hand this 26th day of January, 2005.

The Estate of Mitchell Wade Plowden

By: Virginia Z. Plowden, Administrator
Virginia Z. Plowden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Virginia Z. Plowden with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administrator of the Estate of Mitchell Wade Plowden and that she as such Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Administrator.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2005.

Commission expires: May 28, 2006

Notary Public

