WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/08/05 09:52 2 pgs
Fees:13.00 Taxes:277.50
20050608-0065367

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason B McReynolds	Jason B McReynolds	081-08-0123.00
(NAME) 1818 A-B Delta Ave.	(NAME) 1818 A&B Delta Ave.	081-08-0513.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, William E. Powell Jr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason B McReynolds, an unmarried person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 1818 A&B Delta Ave., Nashville, TN 37208
(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 my hand this 27th day of May, 2005.

William E. Powell Jr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Powell, 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 27 day of May, 2005.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Notary Public

EXHIBIT A

PARCEL NO. 1:

Land in Davidson County, Tennessee, being Lot 383-A on the Plan of the Zone Lot Division of Lot No. 383, North Nashville Real Estate Company's Plan of Lots, of record in Book 6200, Page 662, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leonard M. Patton and wife, Darlene V. Patton and William E. Powell, Jr., by deed from Johnnie Bond & Associates, a partnership, executed 04/05/88 and filed for record on 04/07/88 in Book 7511, Page 261, Register's Office for said County. The said Leonard M. Patton and Darlene V. Patton conveyed all their right, title and interest in subject property to William E. Powell, Jr. by Quitclaim Deed executed 06/02/89 and filed for record on 06/05/89 in Book 7857, Page 353, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2:

Land in Davidson County, Tennessee, being Lot No. 383-B, Zone Lot Division, North Nashville Real Estate Company Plan of Lots recorded in Book 6200, Page 662, 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 Bettie J. Price and William E. Powell, Jr., by deed from Johnnie Bond & Associates, executed 03/16/88 and filed for record on 03/18/88 in Book 7494, Page 215, Register's Office for said County. The said Bettie J. Price conveyed all her right, title and interest in subject property to William E. Powell, Jr., by Quitclaim Deed executed 07/31/89 and filed for record on 01/03/90, Register's Office for Davidson County, Tennessee.

* BOOK 8017 PAGE 188