WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Pauline Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2005.

Shelby V. Street
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~. 11-13-07
(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Batts	NEW OWNER	92-13-302
(NAME)	(NAME)	
348 Chamberlain Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Jennifer L. Holaday fka Jennifer L. Adamson, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanessa Batts, 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. 2 on the Plan of Block 26, on the Map of the Subdivision of Plummer Place, of record in Plat Book 161, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer L. Adamson, unmarried, by Warranty Deed dated September 2, 2005, from Richard H. Hall, as of record in Instrument No. 20030514-0065355, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jennifer L. Holaday fka Jennifer L. Adamson, and Daren A. Holaday by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. 20050908-0108321 in the Register's Office for Davidson County, Tennessee.

Daren A. Holaday joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 348 Chamberlin Street, 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: 09/08/05 15:05 2 pgs
Fees:13.00 Taxes:444.00
20050908-0108322

Witness my hand this 24th day of August, 2005.

Jennifer L. Holaday, By: Terry DeSelms, Attorney in Fact

Attest: Daren A. Holaday by

Daren A. Holaday, By: Terry DeSelms, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of August, 2005 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Jennifer L. Adamson and Daren A. Holaday, and acknowledged that he executed the same as the free act and deed of the said Jennifer L. Adamson and Daren A. Holaday, through Power of Attorney granted him by the said Jennifer L. Adamson and Daren A. Holaday.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

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