Record 1st

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,900.00**

Natalie Massie
Affiant

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF JANUARY, 2006.**

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~. 11-14-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/20/06 16:08 2 pgs
Fees:13.00 Taxes:328.93
20060120-0008009

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN E. POSEY	AMERICA'S WHOLESALE LENDER	**91-5-12**
(NAME) **652 JAMES AVENUE**	(NAME) 2375 N. GLENVILLE DRIVE, RGV-B-195	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) RICHARDSON, TX 75082	
(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, **MAITLAND PROPERTIES and JAMES B. GIBSON, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN E. POSEY**, 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. 9 ON THE PLAN OF MOSS-WOOD SUBDIVISION OF RECORD IN BOOK 2663, PAGE 102 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAITLAND PROPERTIES BY DEED FROM ROBERT M. WILSON, JR. AS SUCCESSOR TRUSTEE OF RECORD IN INSTRUMENT NO. 20041021-0126942 DATED SEPTEMBER 22, 2004 AND DATED OCTOBER 21, 2004 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES B. GIBSON, JR. JOINS IN THIS CONVEYANCE TO RELINGISH ALL RIGHTS, TITLE AND INTEREST HE WOULD HAVE TO SAID PROPERTY.

unimproved ☐

This is improved ☒ **property, known as** **652 JAMES AVENUE, 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.

Witness **our hands** this **20th day of January, 2006.**

MAITLAND PROPERTIES

By: _____
MIKE MAITLAND, PRESIDENT

_____
JAMES B. GIBSON, JR.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JAMES B. GIBSON, JR.** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the ~~same as~~ his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **20th day of January, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mike Maitland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Maitland Properties**, the within named bargainor, and that as such **President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

Witness my hand and official seal at **Nashville,** Tennessee this **20th day of January, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public