2276

WARRANTY DEED

180

Davidson County DEEDWARR
Recvd: 04/26/06 07:24 2 pgs
Fees:13.00 Taxes:573.47

20060426-0047426

Sarah Dranske
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,991.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

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
Peter J. Adzima	America's Wholesale Lender	135-C-16
(NAME) 131 Nashboro Greens	(NAME) P O Box 660694	135-11-0C
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dallas TX 75266-0694	016.00 CO
(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, Kelly McNamee, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter J. Adzima and Patricia A. Thomas, 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:

Being Unit No. 16 on the Plan of Nashboro Village, Tract 18, as of record in Plat Book 9700, Page 968 and amended in Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelly McNamee by Warranty Deed dated December 21, 2001, from Westminster Homes of Tennessee, Inc., as of record in Instrument Number 20011228-0143508, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 131 Nashboro Greens, Nashville, TN 37217-3924

(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 20th day of April, 2006.

Kelly McNamee

Kelly McNamee

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly McNamee, with whom I am personally acquainted or proved to me on the basis of satisfactoryevidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Phoenix, Arizona, this 20th day of April, 2006.

Commission expires: March 22, 2009

Notary Public

MONICA SAUCEDA
Notary Public - Arizona
Maricopa County
My Commission Expires
March 22, 2009