Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/06 15:44 2 pgs
Fees:13.00 Taxes:814.00
20060501-0050021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis McLellan and wife, Elizabeth Ashley McLellan	AmSouth Bank	
(NAME) 4604 Nebraska Avenue	(NAME) 2050 Parkway Office Circle	Map 103-04-0
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35244	Parcel 156.00
(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, I, **JENNIFER L. BIBEAU, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CURTIS MCLELLAN AND WIFE, ELIZABETH ASHLEY MCLELLAN**, 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 westerly half of Lot No. 9 and the easterly half of Lot No. 10 of Block No. 11 on the map of part of Sylvan Park of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Said westerly part of Lot No. 9 and easterly half of Lot No. 10 fronts together 50 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jennifer L. Bibeau by Quitclaim Deed from Carrie B. Floyd-Barber dated August 6, 2002, of record in Instrument No. 20020807-0094975, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record, specifically Book 332, Page 104, said Register's Office; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4604 Nebraska Avenue, Nashville, TN 37209

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 28th day of April, 2006.

Jennifer L. Bibeau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Bibeau, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 28th day of April, 2006.

Commission expires:

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 5/23/06
DICKSON COUNTY, TENN.