WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/06 15:31 1 pgs
Fees:13.00 Taxes:105.45
20060621-0074286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Tiffany R Addison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KEVIN LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010

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
Jacqueline Wheeler-Coleman	Homecomings Financial Network, Inc	092-9-93
(NAME)	(NAME)	
3022 Indiana Ave.	2101 Rexford	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28211	
(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, Barbara Hannah and Theodore Hannah, Jr. and Angela Hannah, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline Wheeler-Coleman, 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(s) 22, as shown on the map entitled Geo. E. Jacksons Subdivision of the Marable Lot, of record in Plat Book 161, page(s) 86, 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 John Edward Bell and wife, Florence Bessie Bell, by deed of record in Book 3185, page 31, said Register's Office, the said John Edward Bell having predeceased Florence Bessie Bell and the said Florence Bessie Bell having since died. Barbara Hannah, Theodore Hannah, Jr., and Angela Hannah being the heirs-at-law of Florence Bessie Bell as evidenced by an Affidavit of Heirship of record as Instrument No 20050913-0109639, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3022 Indiana Ave., 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 16th day of June, 2006.

Barbara Hannah
Barbara Hannah

Angela Hannah

Theodore Hannah, Jr.
Theodore Hannah, Jr.

Angela Hannah

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara Hannah, Theodore Hannah, Jr., and Angela Hannah, 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 and official seal at Nashville, Tennessee this 16th day of June, 2006.

Commission expires:

Notary Public

KEVIN LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010