WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,762.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.

(AFFIX SEAL)

RETURN TO:
11523

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/03/06 11:10 2 pgs
Fees:13.00 Taxes:476.42

20060803-0094615

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Adams	Pinnacle Financial Corporation d/b/a TriStar Lending Group	52-5-94
(NAME) P.O. Box 21	(NAME) 2611 Technology Drive	
(ADDRESS) Honolulu, HI 96810	(ADDRESS) Orlando, FL 32804	
(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, Doug E. Settles and wife, Eva L. Settles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Adams, unmarried, 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 part of Lot No. 16 on an unrecorded Map of George F. Roth's Resubdivision of Lots 19 and 23 of the Montague Subdivision, not of record, and described according to a copy of the survey thereof made April 24, 1946, by Dorris Boner, Surveyor, as follows:

Beginning at the southeast intersection of East Palestine Avenue and Millikins Bend Road; thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 16, southwesterly 91.25 feet to a corner of Lot No. 15; thence with the line between Lots Nos. 15 and 16, northwesterly 304.7 feet to the margin of Millikins Bend Road; thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning.

Included in this description but specifically excluded herefrom is that property conveyed to John Edward Wright, Jr., and wife, Shirley J. Wright by deed of record in Book 5156, page 805, said Register's Office, described as follows:

Beginning at the southeast intersection of East Palestine Avenue and Millikens Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point; thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less, to a point in the line between Lots 15 and 16, northwesterly 150 feet to the easterly margin of Millikens Bend Road; thence with the margin of the same northeasterly along a slight curve 92.25 feet to the point of beginning.

Being the same property conveyed to Doug E. Settles, a married person, by deed of record in Instrument No.20020819-0099908, Register's Office for Davidson County, Tennessee.

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

Eva L. Settles 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.

unimproved ☒

This is improved ☐ property, known as 308/310 E Palestine Ave., Madison, TN 37115

(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 19th day of June, 2006.

Doug E. Settles

Eva L. Settles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doug E. Settles and Eva L. Settles, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2006.

Commission expires: February 22, 2010

Maryanna Gould

Notary Public

