WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Oveda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: . 7/25/09
(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13 # 1264

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oveda Allen	People's Home Equity, Inc.	43-2-95
(NAME)	(NAME)	
733 May Drive	12 Music Circle South	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37203	
(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, Leonard H. Adams and wife, Heather Adams HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oveda Allen, an unmarried woman, 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. 62 on the plan of Section Three, Fairview, of record in Book 3700, page 113, Register's Office for said Company.

Said Lot No. 62, which is a corner lot, fronts 110.0 feet on the westerly margin of May Drive and fronts 106.3 feet on the northerly margin of May Court North, said frontages being joined by a curve having a length of 39.3 feet, and extends back 114.5 feet on the westerly line and 98.6 feet on the northerly line to a point of intersection.

Being the same property conveyed to Leonard H. Adams, by deed of record in Book 11560, Page 338, Register's Office for Davidson County, Tennessee.

Heather Adams 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.

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

unimproved ☐

This is improved ☒ property, known as 733 May Drive, 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.

Davidson County DEEDWARR
Recvd: 08/24/06 14:20 2 pgs
Fees:13.00 Taxes:438.45

20060824-0104712

Witness my hand this 11th day of August, 2006.

Leonard H. Adams

Heather Adams

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 LEONARD H. ADAMS AND HEATHER ADAMS 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 11th day of August, 2006.

Commission expires:
7-2009

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County