Davidson County DEEDWARR
Recvd: 09/07/06 12:41 2 pgs
Fees:13.00 Taxes:651.20

20060907-0110798

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Pamela B. Adelman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Blake Moody	New Owner	072-03-0
1317 Howard Avenue		GROUP
Nashville, Tennessee 37216		PARCEL 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Seventy Six Thousand Dollars and Zero Cents ($176,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Pamela B. Adelman, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Blake Moody and wife, Rebecca Moody, 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 the westerly part of Lot No. 153 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, dated November 30, 1971, as follows:

BEINNING on the northerly margin of Howard Avenue 414.8 feet easterly from the easterly margin of Oxford Street, being the corner of Lots Nos. 153 and 154; running thence easterly with the northerly margin of Howard Avenue 88.0 feet to a point 31.0 feet, more or less, west of the westerly margin of Kennedy Avenue, formerly Greenfield Avenue; thence in a northeasterly direction 20.0 feet; thence northerly and parallel with Oxford Street 189.4 feet to a point; thence westerly and parallel with Howard Avenue 100.0 feet to the corner of Lots Nos. 153 and 154; thence southerly with the line between Lots Nos. 153 and 154, 205.0 feet to the beginning.

BEING the same property conveyed to Gary L. Adelman and wife, Pamela B. Adelman, by deed dated May 26, 1989, from Don Delplane, unmarried, and Sheryl Delplane, Huffine, married, of record in Book 7852, page 962, in the Register's Office for Davidson County, Tennessee; the said Gary L. Adelman having since died on June 26, 2001.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1317 Howard Avenue, Nashville, Tennessee 37216

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 31st day of August, 2006.

Pamela B. Adelman

Pamela B. Adelman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Pamela B. Adelman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY