6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/20/06 09:55 2 pgs
Fees:13.00 Taxes:37.00

20061020-0130299

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

My Commission Expires: July 19, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Resource Group	The Resource Group	**92-6-593**
(NAME)	(NAME)	
730 26th Avenue North	712 Cedar Crest	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **James A. Maxwell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Resource Group and S & M, LLC.**, 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 Lot No. 26 on the Map of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, as of record in Book 421, Page 66, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the easterly side if 26th Avenue North, and runs back between parallel lines 154 feet, more or less, to an alley. Being the same property conveyed to James A. Maxwell, by Final Decree Confirming Sale of record in Book 9500, Page 596, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **730 26th Avenue North, 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 **my hand** this 16 **day of** October, **2006.**

James A. Maxwell

James A. Maxwell

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **James A. Maxwell** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 16 **day of** October, **2006.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008