WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/07 13:28 2 pgs
Fees:13.00 Taxes:543.90

20070201-0013364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$147,000.00~~ $147,000.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~ 5/23/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JONATHAN WILLIAM FENTON

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd, Suite 100, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Ricci and Cheryl Benton	Wells Fargo Home Mortgage	**82-4-1**
(NAME)	(NAME)	
1115 N. 5th Street	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Newark, NJ 07101-4701	
(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, **Adrian Dexter Samuels and Ivanetta Samuels, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Ricci, a single person and Cheryl Benton a single person,** 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:

DESCRIBED property in Davidson County, Tennessee, being Lot No. 79 and northerly 19' of Lot No. 78 on the Map of Oakwood Park of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

SAID Lot No. 79 and part of Lot NO. 78 adjoin and front together 50 feet on the easterly side of North Fifth Street and runs back between parallel lines 165 feet to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Adrian Dexter Samuels and wife Ivanetta Samuels by Deed from Southeast Investments, LLC of record in Instrument No. 20060202-0012822, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1115 N. 5th Street, Nashville, TN 37207**
(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 31st day of January, 2007.

Adrian Dexter Samuels

Ivanetta Samuels
By: Adrian Dexter Samuels, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Adrian Dexter Samuels and Ivanetta Samuels, husband and wife with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2007.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ADRIAN DEXTER SAMUELS, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Ivanetta Samuels as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2007.

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