Davidson County DEEDWARR
Recvd: 03/09/07 11:09 2 pgs
Fees:13.00 Taxes:610.50

20070309-0029365

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2007.

Notary Public

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

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Adam L. Kan	Bank of America	081-16-0
923 Phillips Street	9000 Southside Boulevard	GROUP
Nashville, Tennessee 37208	Jacksonville, Florida 32256	PARCEL 682.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* One Hundred Sixty Five Thousand Dollars and Zero Cents ($165,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Katrina Frierson, unmarried, and Charlotte Grant, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Adam L. Kan, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 2/3 of Lot No. 11 in Spain's Plan, not of record, and front 33 1/3 feet on the south side of Haslam Street, and being part of Lot No. 180 in Jon McNairy's Mansion House Plan, a plan of which is recorded on the front fly leaf of Book 9 in the Register's Office for Davidson County, Tennessee. Said Lot or parcel of land herein conveyed begins at Mary Agnes Melody's N.E. corner and runs thence eastwardly 33 1/3 feet along the south margin of Haslam Street; thence southwardly 129.0 feet, more or less, to an alley; thence westwardly 33 1/3 feet to Mary Agnes Melody's S.E. corner; thence northwardly along Melody's east 129.0 feet, more or less, to the beginning.

BEING the same property conveyed to Katrina Frierson and Charlotte Grant, both unmarried, as joint tenants with right of survivorship, by deed dated March 13, 2001, from MBHD, LLC, a Tennessee limited liability company, of record as Instrument No. 20010321-0027068 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements 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 Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 923 Phillips Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 9th day of March 2007.

Katrina Frierson

Charlotte Grant

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 Katrina Frierson and Charlotte Grant, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

