Davidson County DEEDWARR
Recvd: 04/04/07 10:37 2 pgs
Fees:13.00 Taxes:443.63

20070404-0040290

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Freda McKee Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2007.

Mitchell A. Watts
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
Titan Financial Group, LLC	Titan Financial Group, LLC	08314-0
1807 Holly Street	1807 Holly Street	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand Nine Hundred Dollars and Zero Cents ($119,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Freda McKee Jones, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Titan Financial Group, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 14 on the Plat of Richardson Place Subdivision of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Desmond C. McKee and wife, Julia O. McKee, by deed dated March 21, 1978, from Herman T. Cobb, Sr., Fred J. Cobb and Helen Cobb Larson of record in Book 5266, page 696, Register's Office for Davidson County, Tennessee; the said Julia O. McKee having since died on October 1, 1992, and the said Desmond C. McKee having since died intestate on April 29, 2006, survived by his daughter, Freda McKee Jones, his sole heir-at-law, as evidenced by Affidavit of Heirship recorded simultaneously herewith as Instrument No. 20070404-0040289.

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 1807 Holly Street, Nashville, Tennessee 37206

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 I do covenant with the said Grantee 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 Grantee, its successors 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 29th day of March, 2007.

Freda McKee Jones

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 Freda McKee Jones, 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 29th day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY