# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/07 13:08 2 pgs
Fees:13.00 Taxes:403.30

20070504-0053863

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2007.

PAUL PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 20, 2010

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ida Williams | Ida Williams | 81-3-197 |
| (NAME) | (NAME) | |
| 2118 14th Avenue N. | 2118 14th Avenue N. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Nashville, TN 37208 | |
| (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, William Wade and wife, Kimberly Wade, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ida Williams, 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the map showing the subdivision of Lot No. 21 of Owen's Buena Vista Plan of Lots, of record in Plan Book 1, page 84, R.O.D.C., Tennessee, also recorded in Book 57, page 26, R.O.D.C. Said Lot fronts 50 feet on the east side of 14th Avenue, North, formerly Nance Street, and runs back between parallel lines, 140 feet to an alley.

Being part of the same property conveyed to WILLIAM WADE AND WIFE, KIMBERLY WADE, by deed from CHOICE INVESTMENTS, LLC, of record as Instrument No. 20050114-0005549, dated January 12, 2005, said Register's Office.

This conveyance is subject to: 2007 county property taxes, a lien, but not yet due and payable; and all matters on the plan of Owen's Buena Vista Lots, of record in Plan Book 1, page 84, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2118 14th Avenue N., Nashville, TN 37208
(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 1st day of May, 2007.

William Wade

Kimberly Carol Wade

Kimberly Carol Wade

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William and Kimberly Wade, the within named 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 Joffie, this 1st day of May 2007.

Notary Public

My Commission Expires:

PAUL F. SOPER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires MAR. 20, 2010