WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Angie McClarke
Affiant

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

April G Nichols
Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmelia Cammon-Brooks	First Magnus Financial	059-15-0-050.00
(NAME)	(NAME)	
621 Malta Drive	603 N. Wilmot Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tucson, AZ 85711	
(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, Ruth Lewis and Sharon Lewis, Co-Executors of The Estate of Carlton McLemore, Deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carmelia Cammon-Brooks _____, 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(s) 80, as shown on the map entitled Map of Haynes Heights, Section II, of record Book 2331, page 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARLTON MCLEMORE, by deed from CITIZENS SAVINGS BANK AND TRUST COMPANY, of record Book 5796, page 738, dated September 15, 1981, said Register's Office. The said Carlton McLemore having since died. The Will of Carlton McLemore, also known as Carlton W. McLemore, of record in Volume No. 06P-1988, Davidson County Probate Court Clerk's Office appoints Ruth Lewis and Sharon Lewis, as Co-Executors with power of sale.

unimproved ☐

This is improved ☒ property, known as 621 Malta Drive, 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 my hand this 30th day of May 2007.

Davidson County DEEDWARR
Recvd: 06/04/07 10:08 1 pgs
Fees:13.00 Taxes:514.30
20070604-0065879

Ruth Lewis
Ruth Lewis, Co-Executor

Sharon Lewis
Sharon Lewis, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May 2007, before me, personally appeared Ruth Lewis and Sharon Lewis as Co- Executors of the Estate of Carlton McLemore, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May 2007.

Commission expires:

Notary Public

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009