WARRANTY DEED

File Number: 70049

Davidson County DEEDWARR
Recvd: 06/04/07 15:05 2 pgs
Fees:13.00 Taxes:444.00

20070604-0066333

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2010~~. 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damani Maynie	New Owner	105-5-253
(NAME)	(NAME)	
1103 Argyle Avenue	1309 15th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37212	
(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,

Geraldine Martin and the Heirs at Law of Fannie M. Holmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Damani Maynie, unmarried,

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. 40 on the Plan of Bransford Realty Company's Resubdivision of the North Part of A.B. Hills Subdivision of the Plant Lands of record in Book 421, Page 77, Register's Office for said Davidson County, Tennessee, to which reference which is hereby made for a more complete description.

Being the same property conveyed to Geraldine Martin and Fannie M. Holmes, as Tenants in Common by Warranty Deed from Eula P. Black, sole devisee under the will of Willie Mai Pullen, unmarried of record in Instrument No. 20030513-0064315, dated April 1, 2003, The said Fannie M. Holmes having since died, here Estate bring administered in file No. 07P446 in the Probate Court for Davidson County, Tennessee, and her interest having vested in Waddell Hill, her heirs-at-law, per Heirship Affidavits of record as Instrument No. 20070329-0037764, Register's Office for Davidson County, Tennessee.

Wardell Hill, Administrator, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have individually as heir or otherwise.

Subject to all matters of record in Plat Book 421, Page 77, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

unimproved ☐

This is improved ☒ property, known as 1103 Argyle Avenue, Nashville, TN 37203

(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 18th day of May 2007.

Geraldine Martin
Geraldine Martin

Waddell Hill
Waddell Hill

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geraldine Martin and Waddell Hill, the bargainor(s), 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 18th day of May 2007.

Commission expires: November 22, 2010

Sandra Golden Woods Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Wardell Hill, Administrator with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Administrator respectively of The Estate of Fannie Mai Holmes, the within named bargainor, and Administrator, and that he and the he as such appointed by the Seventh Circuit Court of Davidson County, Tennessee being authorized so to do, executed the foregoing instrument for the purpose therein contained the signing his name as Administrator, and attesting the same of the Estate of Fannie Mai Holmes, by the said Letter of Administration as such Administrator.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May 2007.

Commission expires: November 22, 2010

Sandra Golden Woods Notary Public