WARRANTY DEED

File Number: 70162

Davidson County DEEDWARR
Recvd: 06/12/07 09:56 2 pgs
Fees:13.00 Taxes:129.50
20070612-0070239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah S. Savino	Deborah S. Savino	082 08 0 073.00
(NAME)	(NAME)	
616 N 9th Street	616 N 9th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Harold L. Adams Sr., a married person Patricia H. Adams, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah S. Savino, 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. 11 in Bransford Realty Company's Subdivision of the McWhirter Tract and the Love McFerrin Tract, a Plan of which is of record in Book 421, Page 88, Register's Office for Davidson County, Tennessee. Said Lot front 35 feet on the westerly side of Ninth Street and extends back westerly between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to Harold L Adams Sr. and wife, Patricia H. Adams by deed from Evelyn E. Taylor on June 9th 1995 in Record Book 9697 Page 857 Register's Office for Davidson County.

Subject to: 2007 Taxes constitute a lien against said property but are not yet due and payable, which have been prorated and assumed by the Grantee. All matters appearing of record in Plat Book 421, page 88, Register's Office of Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 616 N 9th Street, 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 our hands this 20th day of April, 2007.

Harold L. Adams Sr.

Patricia H. Adams

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 Harold L. Adams and Patricia H. Adams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Harold L. Adams and Patricia H. Adams* executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 20th day of ~~April, 2007~~.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Rachel L. Bell Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY