WARRANTY DEED

File Number: 70399

Davidson County DEEDWARR
Recvd: 09/05/07 10:01 3 pgs
Fees:18.00 Taxes:229.40
20070905-0106423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

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
Adriane C Jones	Adriane C Jones	
(NAME)	(NAME)	08106026200
2006 26th Avenue N.	2006 26th 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, I, Sadie B. Thompson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adriane C Jones, HEREINAFTER CALLED THE GRANTES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on the Plan of Carolann Acres, as of record in Book 2083, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the east side of 26th Avenue North and runs back between lines 231.3 feet on the north line and 231.1 feet on the south line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Joe E. Thompson and wife Sadie B. Thompson on April 18th 1959 in Book 93 page 74 in Register's Office for Davidson County, Tennessee.

Joe E. Thompson having since died on September 23, 1983, as of record #83-031892 in the State of Tennessee Office of Vital Records. Thereby Sadie B. Thompson having interest in said property fee simple.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 2006 26th 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 my hand this 31st day of August, 2007.

Sadie B. Thompson By
Sadie B. Thompson
Bernard Jones as attorney in fact.

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 Bernard Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Bernard Jones executed the within instrument on behalf of Sadie B. Thompson as Attorney in Fact as the free act and deed of the within named Sadie B. Thompson.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2007.

Commission expires: 4/28/09

COUNTY OF SHELBY ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC

Angela Harrell Notary Public

P I N N A C L E

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010