WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/07 10:49 2 pgs
Fees:13.00 Taxes:499.50

20071207-0141678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sadra Stamps	**Same as Owner**	
(NAME)	(NAME)	
2126 Sadler Avenue		**MAP 106-13**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		**PARCEL 170.00**
(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, **CHARLES G. MCNEESE AND WIFE, MARY D. MCNEESE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SADRA STAMPS, UNMARIED,** 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. 2 in the Re-subdivision of Part of Sadler Place, Section 9 as of record in Book 2083, page 77 and Book 4928, page 174, Register's Office for Davidson County, Tennessee,.

SAID Lot No. 2 fronts 90 feet on the easterly side of Sadler Avenue and runs back 100 feet on the north line and 131.5 feet on the south line to a dead line, which is a broken line, measuring 126.8 feet thereon.

Being the same property conveyed to Charles G. McNeese and wife, Mary D. McNeese by deed from Marcus T. Amos and wife, Frances L. Amos, of record in Book 3708, page 13, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 2083, page 77 and Book 4928, page 174, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2126 Sadler Avenue, Nashville, TN 37210

(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 3rd day of December, 2007.

Charles G. McNeese

Charles G. McNeese

Mary D. McNeese

Mary D. McNeese

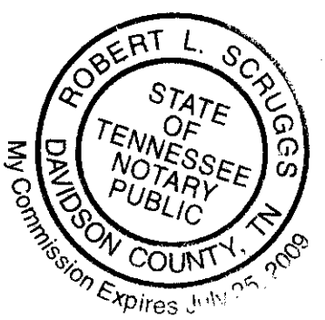
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Charles G. McNeese and wife, Mary D. McNeese the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 2007.

Commission expires:



Robert L. Scruggs

Notary Public