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Davidson County DEEDWARR
Recvd: 03/19/08 13:21 2 pgs
Fees:13.00 Taxes:291.93

20080319-0027771

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jill K. Fisher** | Suntrust Mortgage, Inc. | **119-13-181** |
| (NAME) | (NAME) | |
| **475 Morton Avenue** | 401 Commerce Street | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | Nashville, TN 37219 | |
| (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, **Elsie Mae Adams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jill K. Fisher, a single person** 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. 77, on the Map of College Heights, of record in Book 332, Page 19, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the southerly side of Morton Street and runs back between parallel lines169 fee to an alley.

Being the same property conveyed to Elsie Mae Adams by Quitclaim Deed from Buford Ray Adams dated August 27, 1991 and filed for record in Book 8442, page 341 in the Register's Office for Davidson County, Tennessee. Having previously been conveyed to Buford R. Adams and wife, Elsie M. Adams by Deed from Edgar Turrentine and wife, Willomina Turrentine dated August 20, 1963 and filed for record in Book 3616, page 104 Register's Office for said County.

**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute**

unimproved ☐

This is improved ☒ property, known as **475 Morton Avenue, Nashville, TN 37211**

(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 **18th day of March, 2008**.

Elsie Mae Adams

**Elsie Mae Adams**

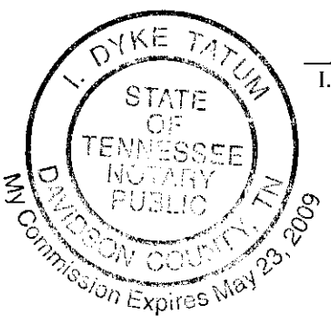
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Elsie Mae Adams** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 2008.

Commission expires: May 23, 2009




I. Dyke Tatum Notary Public