Davidson County DEEDWARR
Recvd: 05/12/08 15:04 2 pg
Fees:13.00 Taxes:669.33

20080512-0048943

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th Day of April, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-12-11

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN LAND TITLE, INC. 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Brickey	JPMorgan Chase Bank, N.A.	83-2-194.00
(NAME)	(NAME)	
1540 Douglas Ave.	3415 Vision Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbus, OH 43219	
(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,

MELISSA INSCOE AND WESSLEY INSCOE, WIFE AND HUSBAND,

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

DAVID BRICKEY AND AMANDA BUCHANAN, HUSBAND AND WIFE,

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 99, DR. E. T. BROWN'S SUBDIVISION OF LOTS 21 TO 26, BROWNSVILLE ADDITION, as shown on plat of record in Plat Book 332, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Norma Left by deed from Robert Hill and wife, Amber Hill of record in Instrument 200511180139945 on 10/24/2005 and filed for record on 11/18/2005, Register's Office for said County.
Being the same property conveyed to Melissa Inscoe and Wessley Inscoe, wife and husband by deed from Norma Left, unmarried of record in Instrument 200707130083811 on 07/10/2007 and filed for record on 07/13/2007, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 1540 Douglas Ave., Nashville, TN 37206
(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/our hand(s) this 8th Day of April, 2008.

Melissa Inscoe

Wessley Inscoe

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 Melissa Inscoe and Wessley Inscoe, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th Day of April, 2008.

Commission expires: 3-12-11

Notary Public

Judy A. Lehmann
State of Tennessee Notary Public
Williamson County

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212