20B

File No. 280401473

WARRANTY DEED

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**

La Dana C Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-1-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/21/08 14:20 2 pgs
Fees:13.00 Taxes:314.50
20080521-0052274

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
La Dana C. Simmons	WR Starkey Mortgage, LLP	Map 92.07 Parcel 203.00
(NAME) 2403 Batavia Street	(NAME) 5055 W. Park Blvd, Ste. 300	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Frances Allen, unmarried

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

La Dana C. Simmons, a single woman,

hereinafter called the grantee(s), HER 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 Nos. 17 and 18 on the Map of G. W. Ashcraft's Subdivision of Lot No. 11 in Boyd McNairy Plan, as of record in Book 57, Page 59 , Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 17 and 18 front and adjoin together 77 ½ feet on the South side of Batavia Street and extends back 110 feet on the West line of Lot No. 18, and 111 feet on the East line of Lot No. 17, to a n alley in the rear on which it measures 70 feet.

BEING the same property conveyed to James H. Graham and wife, Florence Graham, by Warranty Deed dated August 20, 1973, from James N. Stansell, Russell A. Stansell, & Marvin W. Stansell, d/b/a J.R. & M. Co mpany, a partnership, of record in Book 4738, page 946, Register's Office for Davidson County, Tennessee. The said James H. Graham having since died, predeceasing Florence Graham, whom has since died 10/28/2005. By Last Will and Testament of Florence White Graham, Probate No. 06-P376, Probate Court, Davidson County, Tennessee, the herein described property was devised to Frances Allen. By Quitclaim Deed dated January 3, 2007, Frances Allen, Executor, subsequently conveyed all right title and interest to Frances Allen, at Instrument No. 20070105-0002330 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive coven ants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2403 Batavia Street, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 16th day of May, 2008.

Frances Allen

Frances Allen

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 Frances Allen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of May, 2008.

Commission expires: 12-1-10

D. Annette Maples

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 280401473

RETURN TO:

AmTitle & Escrow
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Goodlettsville, TN 37072