WARRANTY DEED

File Number: 70554

Davidson County DEEDWARR
Recvd: 06/20/08 14:06 2 pgs
Fees:13.00 Taxes:451.40

20080620-0063760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$115,000.00~~ $129,000.00

Joshua Naghtons
Affiant

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

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: 5-31-11
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Andrea Rena Hambrick	Taylor, Bean, & Whitaker Mortgage Corp.	041-16-0-076.00
(NAME)	(NAME)	
1209 Ewing Creek Dr.	1417 N. Magnolia Ave.	Notary Seal present, ~~but could not be reproduced.~~
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Ocala, FL 34475	Bill Garrett
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Davidson County Register of Deeds

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, T & S Investment Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea Rena Hambrick, 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:

1209 Ewing Creek Drive, Nashville, TN 37207 **Map 041-16-0 Parcel 076.00**

Being Lot No. 142 BELLSHIRE TERRACE SEC 1 PH 1 078X175XIRR of record in Plat Book 6250, Page 132, Register's Office for Davidson County, State of Tennessee in which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James Brown, unmarried, by Special Warranty Deed from United States Marshals for the Middle District of Tennessee, of record on January 4, 2006, in Instrument No. 20060104-0000967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T & S Investments, by Quitclaim Deed from James Brown, unmarried on December 22, 2006 in Instrument Number 20061222-0158551, Register's Office for Davidson County, Tennessee. T & S Investments and T & S Investment Company are one in the same. The previous deed incorrectly identified the corporation as T & S Investments.

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

unimproved ☐

This is improved ☒ property, known as 1209 Ewing Creek Dr., Nashville, TN 37207

(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 18th day of June, 2008.

T & S Investment Company

By: _____

By: Terrell Starks, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Terrell Starks, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of T & S Investment Company, the within named bargainor, and Corporation, and that he/she as such President , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Terrell Starks as such President.

Witness my hand and official seal this 18th day of June, 2008.

Notary Public
My Commission Expires: 4/28/09



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds