Davidson County DEEDWARR
Recvd: 02/09/09 10:30 3 pgs
Fees:18.00 Taxes:133.20
20090209-0010970

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$36,000.00**

Affiant

Subscribed and sworn to before me, this 4th day of February, 2009

Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

ANN M. LEDET STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Wade	New Owner	60-2
(NAME)	(NAME)	(MAP)
3018 Creekwood Drive		167.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Janice Minton, June McMahon, Joyce Hunt, and Jill Painter hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Richard Wade, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 153 on the Plan of Section One, Parkwood Estates, of record in Book 2900, pages 119 and 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Quinton Harrell, Jr. and wife, Jo Anne N. Harrell by deed from Gaines Home Building Corporation, of record in Book 3220, page 455, Register's Office for Davidson County, Tennessee; dated April 26, 1961. The said Jo Ann Harrell and Quinton Harrell, Jr. have since been divorced by Final Divorce Decree, Docket No. 48869, divesting title out of Jo Ann Harrell and into Quinton Harrell Jr.. The said Quinton Harrell, Jr. having since died intestate on October 17, 2008, vesting said property in Janice Minton, June McMahon, Joyce Hunt, and Jill Painter by operation of law, as evidenced in Docket No. 08P-1775 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3018 Creekwood Drive, Nashville, Tennessee 37207

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 4th day of February, 2009.

Janice Minton
Janice Minton

June McMahon by Janice Minton Attorney in Fact
June McMahon by Janice Minton as
Attorney in Fact

Joyce Hunt by Janice Minton as Attorney in Fact
Joyce Hunt by Janice Minton as
Attorney in Fact

Jill Painter by Janice Minton as Attorney in Fact
Jill Painter by Janice Minton as
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Janice Minton; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of February, 2009.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Janice Minton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for June McMahon, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name June McMahon, the bargainor, by the said Janice Minton, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of February, 2009.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Janice Minton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Joyce Hunt, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Joyce Hunt, the bargainor, by the said Janice Minton, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of February, 2009.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Janice Minton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Jill Painter, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jill Painter, the bargainor, by the said Janice Minton, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of February, 2009.

Notary Public

My Commission Expires: 7/5/2011

