Return to
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100074497 DEEDWARR
Recvd: 11/24/10 09:32 2 pgs
Fees:13.00 Taxes:384.80
20101124-0094080

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ ALLEGHENY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Jessica Sammons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: . Sept 10th 2013
(AFFIX SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jay Griffin, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 10, 2013
Member, Pennsylvania Association of Notaries

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel T. Finley and Sarah M. Finley	New owner	094-01-0-073
(NAME)	(NAME)	
1203 Sevier Street		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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, Jessica Sammons, Unmarried and James Sammons and Deborah Sammons, Husband and Wife HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel T. Finley, and wife, Sarah M. Finley, 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 part of Lot(s) 197 & 198, as shown on the map entitled Revised Plan of Payne, Blakemore and Cummings Division, of record as Plat Book 57, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lots fronts 50 feet on the northerly side of Sevier Street, being described as follows: Beginning at a point 61 feet in the easterly direction from the intersection of Sevier Street and South 12th Street, on the northerly margin of Sevier Street and running back between parallel lines 100 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to JESSICA SAMMONS, UNMARRIED AND JAMES SAMMONS AND DEBORAH SAMMONS, HUSBAND AND WIFE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from PAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20080819-0084908, dated August 13, 2008, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1203 Sevier Street, 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 our hands this 20TH day of November, 2010.

Jessica Sammons

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jessica Sammons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20TH day of November, 2010.

Commission expires: Sept 10TH 2013

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jay Griffin, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 10, 2013
Member, Pennsylvania Association of Notaries

Witness our hands this 20th day of November, 2010.

Deborah Sammons

STATE OF North Carolina

COUNTY OF Buncombe

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah Sammons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Arden N.C. this 20th day of November, 2010.

Commission expires:
April 16, 2011

Notary Public

MARGARET H DIYORIO NOTARY PUBLIC BUNCOMBE COUNTY, NC

Witness our hands this 20th day of November, 2010.

James Sammons

STATE OF North Carolina

COUNTY OF Buncombe

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Sammons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Arden NC this 20th day of November, 2010.

Commission expires:
April 16, 2011

Notary Public

MARGARET H DIYORIO NOTARY PUBLIC BUNCOMBE COUNTY, NC