WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Victor Hazelwood Notary Public State of Tennessee Comm. Exp. 3/3/2014 Davidson County

Box 13
16070

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Morrow, Trustee of The M and S Trust	Carolyn Morrow, Trustee of The M and S Trust	081-60-167 for 2616 Buchanan081-60-168 for 2618 Buchanan
(NAME) 2616 & 2618 Buchanan Street	(NAME) 3817 Dunbarton ~~2616 & 2618 Buchanan Street~~	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37207	
(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, E W Mayo and Warren Eugene Collins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Morrow, Trustee of The M and S Trust, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2616 & 2618 Buchanan 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 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.

BILL GARRETT, Davidson County
Trans:T20100076270 DEEDWARR
Recvd: 12/03/10 09:39 3 pgs
Fees:18.00 Taxes:481.00
20101203-0096411

Witness our hands this 22nd day of November, 2010.

E W Mayo

Warren Eugene Collins

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.W. Mayo and Warren Eugene Collins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public



Exhibit "A"

Description of Property

2618 Buchanan

TRACT I 081-06-0-168

LAND in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, Page 433, Register's Office for said County, and in Plan Book 1, page 19, Chancery Court for said County, described as follows:

BEGINNING at a point in the northerly margin of Buchanan Street, 50 feet west of the southeast corner of Lot No. 9, thence northwardly and parallel to a point; thence westwardly, parallel with the northerly margin of said street, 50 feet to a point; thence southerly 150 feet to a point in the northerly margin of Buchanan Street; thence with the margin of same, eastwardly 50 feet to the point of beginning.

2618 Buchanan

TRACT II 081-06-0-168

LAND in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, Page 433, Register's Office for said County, and the easterly ½ of an unnamed 40 foot street, described together as follows:

BEGINNING at a point in the northerly margin of Buchanan Street, 100 feet west of the southeast corner of Lot No. 9; thence northwardly and parallel with the easterly linen of said Lot No. 9, 150 feet to a point; thence westwardly, parallel with the northerly margin of said street, 70 feet to a point in t he center line of a 40 foot unnamed street which was closed by instrument of record in Book 3035, Page 143, said Register's Office; thence along the center line of said street as closed; southerly 150 feet to a point in the northerly margin of Buchanan Street; thence with the margin of the same, eastwardly 70 feet to the point of beginning.

BOTH OF THE ABOVE DESCRIBED TRACTS BEING the same property conveyed to E. W. Mayo and wife, Emma G. Mayo, by Deed from Gwen Brandon, unmarried of record in Book 10268, Page 451, Register's Office for Davidson County, Tennessee. The said Emma G. Mayo having since died.

2616 Buchanan St,

TRACT III 081-06-167

BEING land in the 8th Civil District of said County, and being part of lot No. 9 on the Plan of the record in Book 38, Page 433, Register's Office for said County, and in Plan Book 1, Page, 19, Chancery Court for said County, described as follows:

BEGINNING at a point in the northerly margin of Buchanan Street, the southeast corner of said Lot No. 9; thence northwardly with the easterly line of said lot no 9, 150 feet, more or less, to a point; thence southwardly, parallel with the easterly line of this tract, 150 feet, more or less, to the northerly margin of said Buchanan Street; thence with the margin of the same, eastwardly 50 feet to the beginning.

BEING the same property conveyed to E.W. Mayo, and wife, Emma G. Mayo, by Deed from Gwen Brandon, unmarried of record in Book 10268, Page 451, Register's Office for Davison County, Tennessee. Emma G. Mayo having since died.
See quitclaim # 20080606 0058406