4/0081

WARRANTY DEED **16995**

Davidson County DEEDWARR
Recvd: 02/24/11 15:54 3 pgs
Fees:18.00 Taxes:37.00
20110224-0015342

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$10,000.00**

Ben G. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF FEBRUARY, 2011.**

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben G. Maxwell	Owner	**147-07-0 140.00**
(NAME)	(NAME)	
1511 Bell Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, Tn. 37211		
(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, **Peggy Maxwell Coleman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben G. Maxwell and wife Cordelia M. Maxwell**, 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 the 5th, formerly the 7th, Civil District of said County and State, being the easterly 50 feet of lot No. 20 on the Plan of Chester Maxwell's Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1963, as follows:
Beginning on the southerly margin of Flora Avenue at the northeast corner of the property conveyed to Andrew Jordan, Jr. and wife, by deed from Chester Maxwell and wife, of record in book 2601, page 443, Register's Office for said County; thence with the Jordan's east line south 80 feet, more or less, to his southeast corner; thence eastwardly 50 feet, more or less, to the corner of lots Nos. 20 and 21; thence with the line between said lots northwardly 89.8 feet to the southerly margin of Flora Avenue; thence with the southerly margin of said Avenue westwardly 50 feet to the point of beginning.

Being the same property conveyed to **Peggy A. Maxwell by** deed of record in Book 4205, Page 842, Register's Office for **Davidson** County, Tennessee.

Peggy A. Maxwell and Peggy Maxwell Coleman being one and the same person.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

~~unimproved~~ ☐

This is improved ☑ property, known as **338 Flora Maxwell Road, Nashville, TN 37211**

(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 **my/our hand(s)** this **24th day of February, 2011**.

Peggy Maxwell Coleman

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Peggy Maxwell Coleman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 24th day of February, 2010.

Commission expires:6/18/12

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY