WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,825.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Box 13
#16592

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Markita Medarias	Markita Medarias	81-15-24
(NAME)	(NAME)	
1608 Underwood Street	1608 Underwood Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(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, Addie Moreland and Jacqueline Moreland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Markita Medarias, 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 No. 334 on the Plan of McGavock D.T Others Second Addition, called the Addition to Town of McGavock of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 334 fronts 40 feet on the northerly side of Underwood Street and runs back 128 feet, more or less, on the easterly line and 115 feet on the westerly line with the easterly margin of an alley, to the southerly line of Lot No. 334, measuring 40 feet thereon.

Being the same property conveyed to Addie Moreland and Jacqueline Moreland, by deed of record in Instrument No. 20070608-0068943, Register's Office for Davidson County, Tennessee.

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

Subject to deed of trust recorded in Instrument No. 20070608-0068944 and Declaration of restrictive covenants home program.

unimproved ☐

This is improved ☒ property, known as 1608 Underwood 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:T20120016825 DEEDWARR
Recvd: 03/07/12 11:09 2 pgs
Fees:13.00 Taxes:380.45
20120307-0020000

Witness our hands this

September 1, 2011
Date

Addie Moreland
Addie Moreland

Jacqueline Moreland
Jacqueline Moreland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal Nashvil le, Tennessee this 1st day September, 2011.

Sworn to and subscribed before me this 1st day of September, 2011. Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Addie Moreland and Jacqueline Moreland 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.

Victor Notary Public

Notary Public

State of Tennessee
Davidson County