WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092425 DEEDWARR
Recvd: 10/29/13 08:23 2 pgs
Fees:13.00 Taxes:1165.50
20131029-0112088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, South, Suite 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela U. Adams	Same as new owner	104-06-0-227.00
(NAME)	(NAME)	
3212 Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KENNETH UNDERHILL, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGELA U. ADAMS, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly part of Lot No. 92 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Land, on 32nd Avenue South, in the 26th Ward of the City of Nashville, said plan not being of record and described as follows:

Beginning at a point in the northerly margin of Acklen Avenue, formerly Orient Circle, at the southwest corner of the property conveyed to City of Nashville, by deed from R. W. Grizzard and wife, of record in Book 716, page 174; thence with City of Nashville's westerly line, northwardly 120 feet, more or less, to the southeasterly margin of Love Circle, as shown on said survey; thence with the same, southwestwardly 58 feet to the southeasterly margin of Marlborough Avenue; thence with the southeasterly margin of said Avenue, southwestwardly 124 feet to the northerly margin of Acklen Avenue, thence with the same, eastwardly 117.5 feet to the beginning.

Being the same property conveyed to KENNETH UNDERHILL, MARRIED, by deed from WALTER C. KING, JR., UNMARRIED, of record in Instrument No. 20120702-0058165, dated June 29, 2012, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien, but not yet delinquent; all matters appearing on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Land, on 32nd Avenue South, in the 26th Ward of the City of Nashville; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3212 Acklen Avenue, Nashville, TN 37212

(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 25th day of October, 2013.

Kenneth Underhill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 25th day of October, 2013.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14