BILL GARRETT, Davidson County
Trans:T20130101581 DEEDWARR
Recvd: 12/03/13 15:31 2 pgs
Fees:13.00 Taxes:244.20
20131203-0123248

Warranty Deed

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $66,000.00. Affiant Subscribed and sworn to before me this the 30th day of September, 2013. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Candace Avery		
2009 Franklin Avenue	New Owner	08306020100
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RALPH M. MCADAMS, III AND LORI PICKARD FKA LORI EDWARDS AND CHRISTIAN SMITH***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANDACE AVERY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* The property has never been occupied by any seller or spouse of seller.
**

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 05/16/2013, Project Number 13-021 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Commencing at a point at the northeasterly corner of the intersection of Franklin Avenue (40' R/W) and Scott Avenue (50' R/W) and proceeding:

1. With the northerly right-of-way of Franklin Avenue (40' R/W) in an easterly direction 200 feet more or less to an iron pin set at the southeasterly corner of Arthur Williams, et ux of record in Deed Book 5381, page 331 R.O.D.C. TN, the true point of beginning of the herein described tract; thence,

2. Leaving said northerly right-of-way of Franklin Avenue and with the easterly boundary of said Arthur Williams, et ux N 07deg00'24" E 151.21 feet to an iron pin set on the southerly boundary of Larry Phillips of record in Deed Book 8027, page 388 R.O.D.C. TN; thence,

3. With said southerly boundary of Larry Phillips S 82deg59'36" E 50.00 feet to an iron pin set on the westerly boundary of Rocky Thompson, et ux of record in Deed Book 7604, Page 808 R.O.D.C. TN; thence,

4. With said westerly boundary of Rocky Thompson, et ux S 07deg00'24" W 151.21 feet to an iron pin set on the northerly right-of-way of Franklin Avenue; thence,

5. With said northerly right-of-way of Franklin Avenue N 82deg59'36" W 50.00 to the point of beginning.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2009 Franklin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2013.

Ralph M. McAdams, III

Lori Pickard FKA Lori Edwards

Christian Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ralph M. McAdams, III, Lori Pickard FKA Lori Edwards and Christian Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2013.

Notary Public

STEVEN T. MC... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

** Being the same property vested in Ralph M. McAdams, III, Christian Smith and Lori N. Edwards by Quiet Title Order of record in Instrument No 20131203-0123247 Case No. 13-971-II in Chancery Court of Davidson County. Also being the same property vested in Ralph M. McAdams, III, Christian Smith and Lori N. Edwards as the sole Heirs of Law of Ona Lee Reavis. See also Divorce Decree of record in Book 2647, page 168, vesting title in Ona Lee Reavis.