BILL GARRETT, Davidson County
Trans:T20140006485 DEEDWARR
Recvd: 01/28/14 15:39 3 pgs
Fees:18.00 Taxes:222.00
20140128-0007837

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $60,000.00. Affiant Subscribed and sworn to before me, this the 27th day of January, 2014. Notary Public My commission expires:

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:
John Ambrose Barbara Ambrose	New Owner	
1016 Cobbler Court		082-05-0-085.00
Nashville, TN 37221		

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, **CAROLYN ALLEN, ELLA CLAY, VIVIAN HARRIS, JUANITA ALLEN, JOYCE ANDERSON, JANET ALLEN, FRANCINE KOEHN, GALE DARNELL, TAIWAN ALLEN AND AUBREY ALLEN, THE HEIRS AT LAW OF THE ESTATE OF MAGGIE BERRY, DECEASED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN AMBROSE AND BARBARA AMBROSE, HUSBAND AND WIFE**, 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:

Being the westerly fifty-four feet of Lots Numbers Twenty-Two (22) and Twenty-Three (23) in D. T. McGavock's Addition to Nashville, Tennessee, plan of which is of record in Book 21, page 7, in the Register's Office for Davidson County, Tennessee, also being described as follows:

Beginning at a point on the south line of North Carrell Street (now Buchanan Street) 113-1/2 feet west of College Street; thence westerly along the southern margin of Carrell Street fifty four feet to a point on the western margin of a twenty foot alley; thence southerly along the eastern margin of said alley 112-1/2 feet, more or less, to the southern boundary line of said lot #22; thence easterly along said boundary line of lot #22, fifty four feet to a point; thence in a straight line northerly 112-1/2 feet, more or less of the point of beginning.

Being the same property conveyed to Samuel Berry and wife, Maggie Berry by Deed from Bransford Realty Company of record n Book 473, page 60, in the Register's Office for Davidson County, Tennessee, dated November 6, 1915 and recorded November 17, 1915.

The following information was obtained from death certificate copies:
Samuel Berry died September 18, 1933 while married to Maggie Berry;
Maggie Berry died September 28, 1936;

Jimme Allen was the only child of Samuel and Margie / Maggie Berry;
Jimme Allen died, unmarried, October 8, 1971;
Eugenia Pearl Johnson, daughter of Jimme Winstead, died August 11, 1975;
Maggie Miller, daughter of Jimmie Berry, died married to Alonzo Miller, on January 8, 1997; and
Arnett Allen, Jr., son of Juanita Allen, died married to Juanita Brown on October 25, 1995.

Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County in its own behalf for the use and benefit of the State of Tennessee to Erik Wilson & Ernest Wilson, Wilson Properties, of record as Instrument No. 20050207-0014175, in the Register's Office for Davidson County, Tennessee, dated January 19, 2005 and recorded February 7, 2005.

Decree for Redemption from the Clerk and Master, Chancery Court for Davidson County to Carolyn Allen and Ella Clay, of record as Instrument No. 20050503-0049245, in the Register's Office for Davidson County, Tennessee, dated April 12, 2005 and recorded May 3, 2005.

**Grantor(s)/Heir(s) to the Estate of Maggie Berry, Deceased never resided in the above-described real property.*

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 unimproved property known as 303 Buchanan St., Nashville, TN 37208.

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 27th day of January, 2014.

PARTIES IN TITLE AND HEIRS AT LAW OF THE ESTATE OF MAGGIE BERRY, DECEASED

Carolyn Allen

Ella Clay

Vivian Harris

Juanita Allen by Carolyn Allen as Attorney in Fact

Joyce Anderson by Carolyn Allen as Attorney in Fact

Janet Allen by Carolyn Allen as Attorney in Fact

Francine Koehn by Carolyn Allen as Attorney in Fact

Gale Darnell by Carolyn Allen as Attorney in Fact

Taiwan Allen by Carolyn Allen as Attorney in Fact

Aubrey Allen by Carolyn Allen as Attorney in Fact

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 Carolyn Allen, Ella Clay, and Vivian Harris as *Heirs at Law of the Estate of Samuel Berry and Maggie Berry, Deceased*, 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 the 27th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2014, before me personally appeared Carolyn Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Juanita Allen, Joyce Anderson, Janet Allen, Francine Koehn, Gale Darnell, Taiwan Allen, and Aubrey Allen, as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Juanita Allen, Joyce Anderson, Janet Allen, Francine Koehn, Gale Darnell, Taiwan Allen, and Aubrey Allen, all *Heirs at Law of the Estate of Samuel Berry and Maggie Berry, Deceased.*

Witness my hand and seal this the 27th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

Carey Harris, spouse of Vivian Harris and **Glenn Clay**, spouse of Ella Clay join in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he/she/they might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Carey Harris

Glenn Clay

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 Carey Harris and Glenn Clay, 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 27th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014