WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth D. Vetetoe, Jr. and wife, Angela L. Vetetoe	Kenneth D. Vetetoe Jr.	02504000600 and 02504000800
(NAME)	(NAME)	
316 Moncrief Ave.	316 Moncrief Ave.	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Goodlettsville TN 37072	
(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, Joe D. Adams, Trustee and Priscilla Tinnon and Amanda Tinnon Fruechtemeyer as the only heirs-at-law of Frank Tinnon, Jr., deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Vetetoe, Jr. and wife, Angela L. Vetetoe, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

unimproved ☒

This is improved ☑ property, known as 0 Moncrief Ave. Goodlettsville, TN 37072 and 120 Moncrief Ave., Goodlettsville, TN 37072

(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 22nd day of October, 2014.

Joe D. Adams

Priscilla Tinnon

Amanda Tinnon Fruechtemeyer

BILL GARRETT, Davidson County
Trans:T20140079846 DEEDWARR
Recvd: 10/23/14 09:16 2 pgs
Fees:13.00 Taxes:410.70
20141023-0097734

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe D. Adams, Priscilla Tinnon, and Amanda Tinnon Fruechtemeyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ADJOINING THE CITY OF GOODLETTSVILLE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE IN APRIL, 1946, BY H. B. FOWLKES, SURVEYOR, AS FOLLOWS:

BEGINNING at a point in the southerly margin of Moncrief Avenue, being the northwest corner of the property in question, and the northeast corner of a tract of 1.66 acres conveyed to J. W. McCoin and wife, of record in Book 774, Page 450, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Moncrief Avenue as follows: N 85 deg. 20' E 251 feet to a point; thence N 53 deg. 47' E 100 feet to a point; thence N 50 deg. 09' 65 feet to a point; thence N 55 (degrees?) 32' E. 50 feet to a corner of the land of S. H. Wilhoite; thence along Wilhoite's line as follows: S 0 deg. 48' E. 141.5 feet; thence W 28 feet; thence S 2 deg. 15' W. passing Wilhoite's southwest corner and continuing along the west line of property of Bedford Moseley, 157 feet to a point in the north line of the property of Roscoe Drake et al; thence along said Drake et al's North line, S. 85 deg. 30' W. 300 feet to a point at McCoin's southeast corner, now the property of Adams; thence along Adams' easterly line, N 27 deg. W 180 feet, more or less, to the point of beginning.

Being the same property conveyed to Joe D. Adams, Trustee, with full power to bargain, sell, convey encumber without the joinder of any beneficiary by Installment Deed from Edith H. Sears, a widow, which deed is dated January 5, 1976 and recorded in Book 4985, Page 704 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Joe D. Adams by Leslie Tinnon Ayers and spouse, Malcolm W. Ayers, (as to a one-fourth interest as beneficiary of a Testamentary Trust established in the Last Will and Testament of Will of Frank R. Tinnon, Sr., deceased recorded in Will Book 147, Page 77), which Quitclaim Deed is dated October 20, 1993 and recorded in Book 9131, Page 962, Register's Office for Davidson County, Tennessee. The said Frank Tinnon, Sr. and Joe D. Adams entered into an oral agreement between themselves that herein described property was owned jointly in said parties with a one-half interest each. The said Frank Tinnon, Sr. having since died and in the Last Will and Testament of the said Frank Tinnon, Sr., a Testamentary Trust was established in which a one-half interest in his estate was devised to Frank Tinnon, Jr. and a one-half interest was devised to Leslie Tinnon Ayers, which equated to a one-fourth interest each in and to subject property. The said Frank Tinnon, Jr. having since died intestate in July of 2003 leaving his spouse, Priscilla Tinnon and his daughter, Amanda Tinnon Fruechtemeyer as his only heirs-at-law. The said Leslie Tinnon Ayers and spouse, Malcolm W. Ayers conveyed their one-fourth interest to Joe D. Adams as set out above.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT-OF-WAY OF MONCRIEF AVENUE AND SUBJECT TO A SEWER EASEMENT GRANTED TO CITY OF GOODLETTSVILLE OF RECORD IN BOOK 4468, PAGE 442 AND EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE THROUGH THE ELECTRIC POWER BOARD OF RECORD AS INSTRUMENT NO. 20010320-0026481, SAID REGISTER'S OFFICE.