Warranty Deed

Bill Garrett Davidson County
Batch# 79441 DEEDWARR
04/10/2018 03:47:53 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20180410-0033872

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Martha J Adams
Affiant

Subscribed and sworn to before me, this the 9th day of April, 2018.

Notary Public

My commission expires: 5-3-21

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:
Walter W. Adams Martha J. Adams	MORTGAGE INVESTORS GROUP	
1506 Shelby Avenue	913 CONFERENCE DR.	083-13-0-504.00
Nashville, TN 37206	SUITE 102 GOODLETTSVILLE, TN 37072	

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, **KIMBERLY D. ALLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER W. ADAMS AND MARTHA J. ADAMS, 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:

Land in Davidson County, Tennessee, described as follows:

On the South side of Shelby Avenue, beginning at a point 150 feet East of the Southeast corner of Shelby Avenue and 15th Street, running thence Eastwardly and with the South margin of Shelby Avenue 50 feet, thence Southwardly and at right angles 150 feet, to an alley, thence Westwardly and at right angles and with the North margin of said alley 50 feet, thence Northwardly and at right angles 150 feet to the beginning point on Shelby Avenue including a half interest in a well and the water located therein, on the dividing line between above described Lot No. 4 of the Edgefield Land Company's First Subdivision and adjoining Lot No. 3 of the Edgefield Land Company's First Subdivision as shown by Plat of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Beretty Johnsen by Warranty Deed from William A. White and Jo Ann White, husband and wife, of record at Instrument No. 20100423-0030746, Register's Office for Davidson County, Tennessee, dated April 8, 2010 and recorded on April 23, 2010.

Being the same property conveyed to Beretty Bravo by Quitclaim Deed from Beretty Johnson of record in Instrument No. 20140402-0027327 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on April 2, 2014.

Being the same property conveyed to Kimberly D. Alley, unmarried by Warranty Deed from Beretty Bravo, unmarried of record in Instrument No. 20170515-0048192 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 15, 2017.

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 1506 Shelby 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 9th day of April, 2018.

Kimberly D. Alley

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 Kimberly D. Alley, 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 9th day of April, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021