Land Prepared By:

BOOK 5653 PAGE 691

Kelly, Fuqua & Crawford

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 105-14-110 | Mr/Mrs William D. Haggard, III | First American National Bank<br>c/o Guaranty Mtge. Co. Div.<br>P. O. Box 786<br>Brentwood, TN. 37027 |
| FIELD BOOK NUMBER(S)<br>22W-02860 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>2214 Grantland Avenue | LOAN OR ACCOUNT NO. 33765<br>PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAE W. SHIM and wife, CHOON HEE SHIM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM DAVID HAGGARD and wife, HOLLY HOUGHTON HAGGARD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 of Block No. 12 of the Yarbrough's Subdivision of Woodland, a plan of which is of record in Book 161 , page 87.

Said Lot No. 1 fronts 50 feet on the easterly side of Grantland Avenue and runs back easterly between parallel lines, 165 feet to an alley.

Being the same property conveyed to Jae W. Shim, by deed from Robert L. Fuhrer, as of record in Book 5490, page 958.

MARGARET C. FUHRER joins in this instrument to convey any right, title and interest in and to the above property that she may have had at the time of the conveyance of record in Book 5490, page 958, referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of September, 19 80

Jae W. Shim

Jae W. Shim

Choon Hee Shim

Choon Hee Shim

Margaret C. Fuhrer

Margaret C. Fuhrer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jae W. Shim and wife, Choon Hee Shim

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 17 day of September, 1980.

Notary Public

My commission expires: 4-12-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Margaret C. Fuhrer

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 17th day of September, 1980.

Notary Public

My commission expires: 1-22-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF September 1980

MY COMMISSION EXPIRES 4-12-82 (AFFIX SEAL)

Notary Public

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WARRANTY DEED

FROM

JAE W. SHIM AND WIFE

TO

WILLIAM DAVID HAGGARD III AND WIFE

G 0 8 7 4 9

IDENTIF. REFERENCE

SEP 19 2 54 PM '80

FILED & R'D'D & ISSUED TENNESSEE
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5653 PAGE 693

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 30500.00- CO | |
| | | | 79.30 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 85.80- |
| | | | 3481A09/19/80 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 0 8 7 4 9

IDENTIF. REFERENCE T

SEP 19 2 54 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 781301