THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Boult, Kelley, Herban & Crawford
2nd Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9293 PAGE 709

# WARRANTY DEED

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 157-8A-7.00 | Hillsboro Homes, a Tennessee General Partnership | New Owner 4700 Harpeth Hills Nashville, TN 37215 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| | | 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,

94 MAR 29 PM 3:16
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 32960

John M. Thetford and Susan Thetford

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hillsboro Homes, A Tennessee General Partnership composed of John M. Thetford and Robert G. Haley

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:

Land in Davidson County, Tennessee, being Lot No.'7 of Middleton, a Residential Planned Unit Development, 3rd Revision, of record in Book 6900, Page 900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Thetford and Susan Thetford by Quitclaim Deed from George T. Hicks and Sallie R. Hicks of record in Book 7955, Page 587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; Amended Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7119, Page 345, and Bylaws of record in Book 7119, Page 364, Register's Office for Davidson County, Tennessee, and all matters shown on the recorded plan referred to above.

7437 03/29 0101 03CHECK 194.00

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 28th day of March, 19 94

John M. Thetford

Susan Thetford

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

BOOK 9293 PAGE 710

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

JOHN M. THETFORD AND SUSAN THETFORD

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at FRANKLIN, Tennessee, this, the 28th day of March, 19 94.

My commission expires:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

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

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ } WILLIAMSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 94 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

**WARRANTY DEED**

FROM
John M. Thetford
Susan Thetford

TO
Hillsboro Homes,
a Tennessee General
Partnership

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

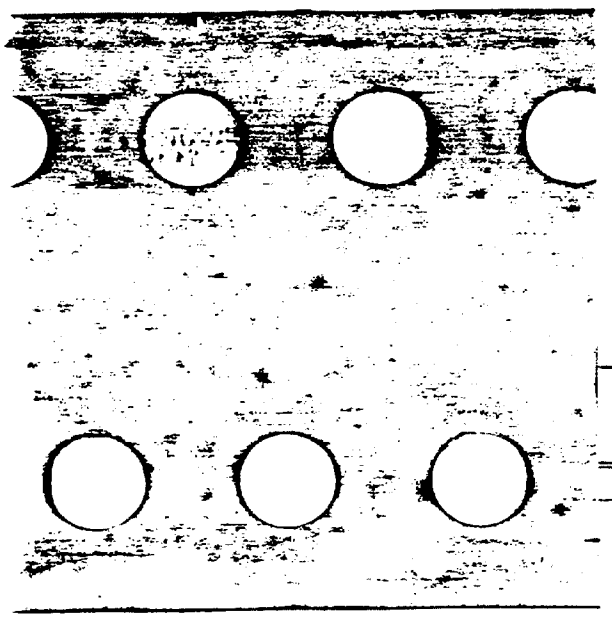
_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), 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:

Notary Public



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9293 PAGE 711

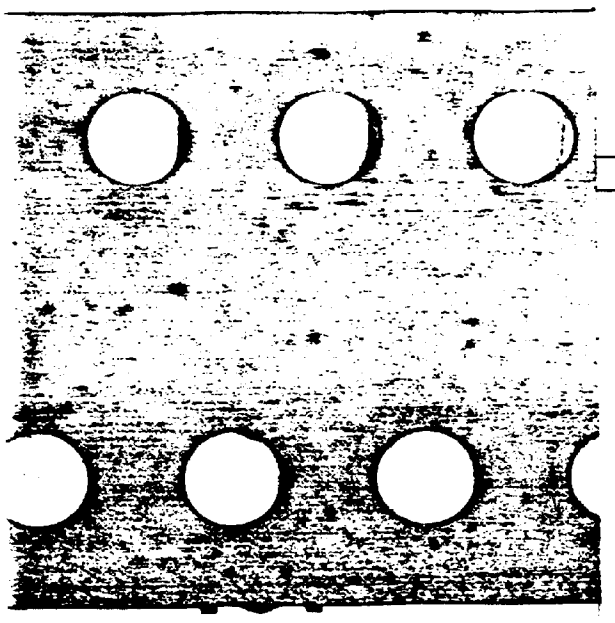
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

03/29/94 01 15:17 0001 7437

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



32960
IDENTIF. ^ REFERENCE

94 MAR 29 PM 3:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 772731