WARRANTY DEED

BOOK 11432 PG. 524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,400.00

Mary Ann Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 1999.

Notary Public

MY COMMISSION EXPIRES: 1-27-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Edward Roberts	Charles Edward Roberts	81-11-591
(NAME)	(NAME)	
508 Cornersville Road	SAME	2W-21829
(ADDRESS)	(ADDRESS)	
Lewisburg, TN 37091		81-11-590/2w-21827
(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, James R. Hillin and wife, Nancy T. Hillin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Edward Roberts and wife, Mary Ann Roberts, 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on a resubdivision of Lot 187 in McGavock Wetmore and others Addition, as of record in Book 3842, Page 38, Register's Office for said County.

SAID Lot fronts 45 feet on the southwesterly side of 12th Avenue north, formerly Florence Street, and extends back 154 feet on the northwesterly line and 154 feet on the southeasterly line to an alley in the rear on which it measures 51 feet.

BEING the same property conveyed to James R. Hillin and wife, Nancy T. Hillin by deed from Max Greenberg and Charles Gross of record in Book 5080, Page 334, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 2 on a resubdivision of Lot 187 in McGavock Wetmore and others Addition as of record in Book 3842, Page 38, Register's Office for said County.

SAID Lot 2 fronts 46 feet on the southwesterly side of 12th Avenue North, formerly Florence Street, and extends back at right angles and between parallel lines, 154 feet to an alley in the rear.

BEING the same property conveyed to James R. Hillin and wife, Nancy T. Hillin by deed from Max Greenberg and Charles Gross of record in Book 5080, Page 338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as 1715 and 1717 12th Avenue North, Nashville, TN 37208
(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 my/our hand(s) this 12th day of April, 1999.

James R. Hillin

Nancy T. Hillin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11432 PG. 525

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Hillin and wife, Nancy T. Hillin, the bargainors, 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 Nashville, Tennessee this 12th day of April, 1999.

Commission expires:

Jill L. Roller

For Nancy T. Hillin only

Notary Public

Notary Public

Comm. Exp. Sept 28, 2002

signing for James R. Hillin only

2676 04/15 0101 03CHECK 619.28

05743385

99 APR 15 AM 8:53

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11432 PG. 526

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0574385

IDENTIFICATION REFERENCE

99 APR 15 AM 8:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	164400.00
CON TX	608.28
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	619.28
CHECK	619.28

04/15/99 01 08:56 0001 2676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451647