20-1-586

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/00 09:26 2pgs
Fees:11.00 Taxes:776.63

20001129-0116960

N-CASH-00-4009

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/9/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria K. McBride		146-14-0-004.00
806 Forest Acres Drive	(NAME) SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD S. HARE AND WIFE, KAREN A. HARE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto VICTORIA K. MCBRIDE, hereinafter called the Grantees, their heirs and assigns, that 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. 2 on the plan of Section One, Forest Acres Subdivision, of record in Book 1130, page 104, Register's Office for said County.

Said Lot No. 2 fronts 152.56 feet on the northerly margin of Forest Acres Drive and extends back between parallel lines a distance of 225 feet to a dead line in the rear.

Being the same property conveyed to Donald S. Hare and wife, Karen Ann Hare by deed from Carol W. Robertson, of record in Book 7534, page 797, and by deed from S.D. Burkitt and wife, Christine W. Burkitt, of record in Book 7151, page 786, said Register's Office.

This conveyance is subject to Property Taxes for 2000, which have been prorated, and all subsequent years, a lien, not yet due and payable; restrictive covenants of record in Book 3874, page 704, said Register's Office; and all matters as set forth on the plan of record in Plat Book 1130, page 104, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 806 Forest Acres Drive, Nashville, Tennessee 37220
(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 27th day of October, 2000.

Donald S. Hare

Karen A. Hare

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State aforesaid, the within named, Donald S. Hare and wife, Karen A. Hare, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2000.

My Commission Expires: 5/25/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 27th day of October, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138