File: Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/00 14:45 2pgs
Fees:11.00 Taxes:469.53

20001130-0117709

#1104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Carolynn D. Hammond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002 (AFFIX SEAL)

5-26-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolynn D Hammond	CitiMortgage, Inc.	149-4-223
(NAME)	(NAME)	
252 Sailboat Drive	404 BNA Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, C. Kenneth Hinson and wife Anna P. Hinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolynn D Hammond unmarried and Mary F Kincaid, unmarried as joint tenants with right of survivorship, 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. 320 on the Plan of Edge-O-Lake Estates, Section 9, as of record in 3700, page 131, Register's Office for Davidson County, Tennessee.

SAID Lot No. 320 fronts 80.00 feet on the southeasterly margin of Sailboat Drive and extends back between lines, 138.13 feet on the northeasterly line and 148.78 feet on the southwesterly line, to a rear lines measuring 89.34 feet.

Being the same property conveyed to C. Kenneth Hinson and wife, Anna P. Hinson by deed recorded in Book 4245, page 827, 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 252 Sailboat Drive, Nashville, TN 37217
(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 15th day of November, 2000.

Anna P. Hinson

C. Kenneth Hinson

Anna P. Hinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Kenneth Hinson and Anna P. Hinson 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2000.

Commission expires: May 26, 2002

~~Elizabeth Ann Pigott~~ Victor Hazelwood
Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.