

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/10/2003

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda T. Halcomb	SunTrust Bank	117-4-172
(NAME)	(NAME)	
2712 Oakland Avenue	201 Fourth Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	
(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,

THERESA DOYLE, ~~HX~~MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RHONDA T. HALCOMB, UNMARRIED

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 the southerly part of Lot No. 36 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, as follows:

Beginning on the easterly margin of Oakland Avenue at a point 10 feet south of the corner of Lot Nos. 36 and 37; thence eastwardly 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 78 feet to the northerly margin of Wildwood or Paris Avenue; thence with the northerly margin of said Avenue, westwardly 159.7 feet to the beginning of a curve; thence around said curve, 15.9 feet, more or less, to the easterly margin of Oakland Avenue; thence with the easterly margin of said Avenue, northwardly 67.7 feet to the beginning.

Being the same property conveyed to Theresa Doyle by deed from Samuel Rick Barr, married of record in Instrument Number 200008070078213, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2712 Oakland Avenue, Nashville, TN 37212

(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 28th day of February, 2001.

Marcel Sauve

Theresa Doyle

Davidson County DEEDWARR
Recvd: 03/05/01 11:14 2pgs
Fees:11.00 Taxes:1109.63

20010305-0020330

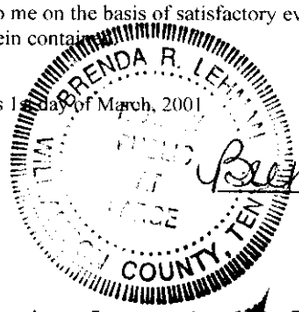
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa Doyle, 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 1st day of March, 2001

Commission expires: 3/10/2003



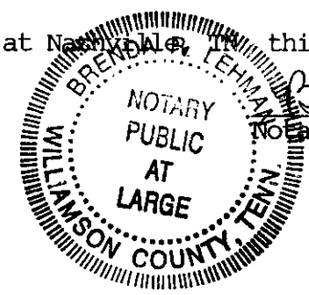
Brenda R Behman
Notary Public

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 Marcel Sauve, the bargainor, with ~~xxxxx~~ whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be, and who ~~xx~~acknowledged that he executed the within instrument for the purpses therein contained.

Witness my hand and official seal at Nashville, TN this 1st day of March, 2001

Commission Expires: 3/10/2003



Brenda R Behman
Notary Public