WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/3/2001.

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim M. LeGrand	SAME	92-13-128.00
(NAME)	(NAME)	
3810 Elkins Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAME	
(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, **Greg Hastings and wife, Beth Hastings**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim M. LeGrand**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 04/06/01 13:54 2pgs
Fees:11.00 Taxes:277.50

20010406-0033963

unimproved ☒

This is improved ☐ property, known as 3810 Elkins Ave., Nashville, TN 37209
(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 our/my hands this 4/3/2001.

Greg Hastings

Beth Hastings POA Greg Hastings

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Greg Hastings and wife, Beth Hastings by Greg Hastings PoA and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 4/3/2001.

Commission expires:
5/20/02

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

File No.: 11003138

EXHIBIT A

Being Lot 6 of Block No. 19 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, page 160 and 161, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Greg Hastings and wife, Beth Hastings by Deed from Grand Canyon Properties LLC, a Tennessee Limited Liability Company dated 3/26/99 and recorded 3/30/99 in Book 11406, page 63, Register's Office for Davidson County, Tennessee.
Property Address:
3810 Elkins Ave.
Nashville, Tennessee 37209