Davidson County DEEDWARR
Recvd: 05/02/01 16:16 2pgs
Fees:11.00 Taxes:1011.95

20010502-0045084

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00.

Barbara L. McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2001.

Notary Public

MY COMMISSION EXPIRES: 6/12/2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hilley	First Horizon Home Loans d/b/a First Tennessee Home Loans	118-9-13
(NAME)	(NAME)	
1016 Clifton Lane	PO Box 630407	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Irving, TX 75063	
(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,

CURTIS L. ALLEN, UNMARRIED,

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

JOHN HILLEY AND WIFE, JANET HILLEY, A/K/A JOHN H. HILLEY AND WIFE, JANET C. TUCK HILLEY

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 the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of O.F. Noel's Subdivision called "Noelton" not of record, being described as follows:

Beginning on the northerly margin of Clifton Lane, formerly 4th Avenue, at the southeast corner of the property conveyed to Albert Fletcher Harman and wife, by deed from Caliasta B. Manthey, of record in Book 1372, page 672, Register's Office for said County, thence with said Harman's easterly line northwardly 200 feet to the southerly boundary line of a subdivision of parts of Blocks 10 and 11 on the Plan of Noelton, not of record; thence with said boundary line; eastwardly 128 feet to the northwest corner of the property conveyed to Walter C. Tanksley by deed from Albert W. Hutchison and wife, of record in Book 682, page 549, said Register's Office; thence with said Tanksley's westerly line southwardly 202 feet to the northerly margin of Clifton Lane; thence with same westwardly 128 feet to the beginning.

Being the same property conveyed to Curtis L. Allen by deed from James C. Wingard, unmarried of record in Book 7884, Page 362, 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 1016 Clifton Lane, Nashville, TN 37204

(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 23 day of April, 2001.

Curtis L. Allen

STATE OF NEW MEXICO:

COUNTY OF Santa Fe:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis L. Allen, unmarried, 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 Brentwood , Tennessee this 23 day of April, 2001

Commission expires:

OFFICIAL SEAL
Trishia DesJarlais
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7/07/02

Notary Public