WARRANTY DEED

File Box 9B
First Title & Escrow Co., Inc.
#17885

Davidson County DEEDWARR
Recvd: 05/24/01 13:47 2pgs
Fees:11.00 Taxes:3459.50

20010524-0054307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$935,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES 6-13-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irving E Lingo Jr.	SunTrust Bank	**158-4-A-57CO**
(NAME)	(NAME)	
55 Annandale	1 Park Place, N.E.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Atlanta, GA 30303	
(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, **W. OWEN HARTNESS AND WIFE DEBORAH A. HARTNESS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRVING E. LINGO, JR. AND WIFE BARBARA LINGO**, 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. 26 on the plan of revised, Section Two, Otter Wood of record in Book 6900, Pages 598, 599, 600, 601 and 602, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Owen Hartness and wife, Deborah A. Hartness by deed from Marilyn G. Freeman of record in Book 8923, Page 270 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 2001 Taxes, which have been prorated and assumed by the Grantee
2. Restrictions of record in Book 7260 Page 483 and Book 8762, Page 199
3. Charter of the Homeowner's Association of record in Book 7292, Page 315
4. All matters appearing on the Plan of Record in Plat Book 6900, Pages 598 through 602, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **55 Annandale, Nashville, TN 37215**
(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 hands this 23rd day of May, 2001.

W. Owen Hartness

Deborah A. Hartness

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 W. Owen Hartness and wife, Deborah A. Hartness, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

