WARRANTY DEED

Drawn by & return to:
Forquer/Green Title and Escrow LLC
25 Century Blvd. Suite 508
Nashville, TN 37214

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2001.

Notary Public deputy register

~~MY COMMISSION EXPIRES: March 26, 2001.~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forquer/Green Title and Escrow, LLC, 25 Century Blvd. Suite 508, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Conlon	Marc Conlon	080-0800 136.00
(NAME)	(NAME)	
3297 Hinkle Drive	3297 Hinkle Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37211	
(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, Sean Queen, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc Conlon, a single person, 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

unimproved ☐
This is improved ☒ property, known as 3297 Hinkle Drive, Nashville, TN 37211
(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 hand this 26th day of July, 2001.

Sean Queen, A single person

STATE OF TN

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2001.

Commission expires: March 26, 2001

Sheri Forquer Notary Public

SHERI FORQUER
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES MARCH 26, 2005

Davidson County DEEDWARR
Recvd: 07/26/01 15:16 2pgs
Fees:13.00 Taxes:163.73

20010726-0079587

EXHIBIT A

BEING Lot No. 167 o the Plan of Bordeaux Hills, Section III, as of record in Book 3600, page 34, Register's Office for said County.
Said lot fronts 85 feet on the southerly side of Hinkle Drive and runs back 112 feet on the easterly line and 100.6 feet on the westerly line to a dead line in the rear on which it measures 42.28 feet.

BEING the same property conveyed to Marjorie S. Howell and Fannette S. Grimes by deed from Major Lewis Wood and Carrie Mai Wood by, as of record in Book 4700, page 439, recorded April 3, 1973, Registers Office for Davidson County, Tennessee.
SUBJECT TO Affidavit of Heirship, of record in Instrument Number 20010724-0078356, recorded July 24, 2001, stating that Marjorie Carter is sole heir to Fannette S. Grimes.
AND BEING the same property conveyed to Sean Queen, by deed from Marjorie Carter, as of record in instrument 20010724-0078357, recorded July 24, 2001, Register's Office for Davidson County, Tennessee.