WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,300.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/02/01 08:38 2pgs
Fees:13.00 Taxes:471.75

20010802-0081958

MARK A. ELLMORE NOTARY PUBLIC AT LARGE DAVIDSON TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. L. Hall, Trustee	SAME	72-6.243
(NAME)	(NAME)	72-6.244
1212 Berwick Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, MARGARET E. TARRE, A WIDOW, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. H. HALL, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER, OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY OR BENEFICIARIES., 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:

TRACT I:

BEING Lot No. 1 on the Resubdivision of Lots 1 and 2 of Kenmore Place Subdivision as of record in Book 8250, Page 360, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

TRACT II:

BEING a tract of land in the 9th Civil District of Nashville, Davidson County, Tennessee, and designated as Parcel 244 on Tax Map 72-6, Tax Assessor's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the easterly margin of Gallatin Pike and being the northwest corner of the herein described parcel and also being a common corner with the southwest corner of Lot 1 of A Re-subdivision of Lots 1 and 2 of Kenmore Place Subdivision of record in Plat Book 8250, Page 360, Register's Office of Davidson County, Tennessee; thence leaving said point proceeding North 87° 34' 52" East, a distance of 119.40 feet along the southern boundary line of said Lot 1 of A Re-subdivision of Lots 1 and 2 of Kenmore Plat Subdivision to an iron rod; thence South 03°45'36" West a distance of 70 feet to an iron rod located on the northerly margin of McGavock Pike; thence North 87°34'52" West a distance of 149.89 feet to a point, said point being located at the corner of said McGavock Pike and Gallatin Pike and being the southwestern corner of the herein described lot; thence leaving said point North 27°04'51" East a distance of 77.01 feet to the point of beginning.

Being the same property conveyed to Marc B. Tarre and wife, Margaret C. Tarre, by deed from Stanley Clayton McDonald, Jr. and Carol F. McDonald, of record in Book 9704, Page 228, Register's Office for Davidson County, Tennessee. Marc B. Tarre being now deceased.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved ☐

This is improved ☒ property, known as 3100 and 3102 Gallatin Pike, Nashville, TN 37216

(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 23rd day of July, 2001.

Margaret E Tarre

Margaret E. Tarre

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Margaret E. Tarre, a widow, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.