WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/01 10:07 2pgs
Fees:13.00 Taxes:832.50

20011018-0113527

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY ALLISON TITLE COMPANY
116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold P. St. Clair	Harold P. St. Clair	160-02-0/003.00
(NAME)	(NAME)	
876 Forest Acres Dr.	876 Forest Acres Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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,

Murrey P. Tulloss III and wife, Monica J. Tulloss

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

Harold P. St. Clair and wife Patty K. St. Clair

, 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. 33 on the Plan of Forest Acres Subdivision, Section Three, as shown on the plat of record in Plat Book 1424, page 56, as amended in Plat Book 2331, page 33, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Murrey P. Tulloss, III and wife Monica J. Tulloss by Warranty Deed from Alex James Starr, Jr. and wife Robin Ann Starr dated December 16, 1992 and filed for record in Book 8817, page 17, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 876 Forest Acres Drive, Nashville, TN 37220

(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 5th day of October, 2001.

Murrey P. Tulloss III

Monica J. Tulloss

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On October 5, 2001, before me personally appeared Murrey P. Tulloss III and wife, Monica J. Tulloss to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of October, 2001.

Commission expires: September 21, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs

Notary Public