WARRANTY DEED

Return to:
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 133,852.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12-12-01

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed A. Tignor, Jr	Ed A. Tignor, Jr.	096-01-0-B 005.00
(NAME)	(NAME)	
1976 Mays Chapel Rd	1976 Mays Chapel Rd	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, I, **Harry McNutt a Single person,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ed A. Tignor, Jr and wife, Donna M. Tignor**, 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, TN, being Unit No. 202 as shown on the Plan of One Hundred Twenty Donelson Pike Office Condominium, as established by Master Deed of record in Book 6974, page 649, Register's Office for said County. Reference is hereby made to the Plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed recorded in Book 6974, page 672, said Register's Office, for a more complete description.

unimproved
This is improved ☒ property, known as 120 Donelson Pike, Unit 202, Nashville, TN 37214
(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/my hands this 12-12-01.

Harry McNutt

Davidson County DEEDWARR
Recvd: 12/27/01 13:37 2pgs
Fees:13.00 Taxes:495.25
20011227-0142624

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Harry McNutt and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 12/12/01.

Commission expires:
5/20/02

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

File No.: unit202

EXHIBIT A

Land in Davidson County, TN, being Unit No. 202 as shown on the Plan of One Hundred Twenty Donelson Pike Office Condominium, as established by Masher Deed of record in Book 6974, page 649, Register's Office for said County. Reference is hereby made to the Plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed recorded in Book 6974, page 672, said Register's Office, for a more complete description.

Being the same property conveyed to Harry McNutt by Warranty Deed from Frank C. Batson and wife, Judy W. Batson, Ronald G. Grizzard and wife, Debra V. Grizzard dated 3/1/86 and recorded in Book 7156, page 841 in the Register's Office in Davidson County, TN.

Property Address:
120 Donelson Pike, Unit 202
Nashville, Tennessee 37214