File Box B

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#3767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Hays	Beverly A. Hays	115-9-32
(NAME)	(NAME)	
824 Rodney Drive	824 Rodney Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37205	
(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, Jeffery L. Latondress and Donna F. Latondress, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly A. Hays , unmarried, 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 824 Rodney Drive, Nashville, TN 37205
(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 9th day of January, 2002.

X _____

X _____

X Jeffery L. Latondress

X Donna F. Latondress

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 Jeffrey L. Latondress and Donna F. Latondress 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 2002.

Commission expires: May 26, 2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Davidson County DEEDWARR
Recvd: 01/22/02 15:48 2pgs
Fees:13.00 Taxes:758.28

20020122-0008679

EXHIBIT A

Land in the Eighth District of Davidson County, Tennessee, being Lo No. 113 on the Plan of West Meade Hills, Section Four, as of record in Book 3300, page 46, described as follows:

Beginning at a point in the westerly margin of Rodney Drive, the common front corners of Lots 113 and 114; thence with the line between said Lots Nos. 113 and 114, easterly 241.2 feet to a concrete monument at the common rear corners of Lots 113, 114, and 112 ;thence with the line between Lots No. 112 and 113, southwesterly 253.9 feet to a point in the northeasterly margin of Cammack Court; thence with said margin of said Court, northwesterly 140 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve northerly 37.52 feet to a concrete monument in the easterly margin of Rodney Drive; thence with said margin of said Drive, northerly 164.09 feet to the point of beginning.

Being the same property conveyed to Jeffrey L. Latondress and Donna F. Latondress, married, by deed of record in Book 9675, Page 367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.