18343

Davidson County DEEDWARR
Recvd: 05/17/02 15:38 3pgs
Fees:18.00 Taxes:1172.90

20020517-0060932

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $317,000.00. **Affiant** Subscribed and sworn to before me, this 17th day of May, 2002. Notary Public My Commission Expires: _____

Address New Owner As Follows:
Rebekah Bridgforth
205 Hillwood Blvd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116-02-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS S. RICH AND WIFE, ELIZABETH S. RICH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **REBEKAH BRIDGFORTH**, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "D" on the plan of Hillwood Estates, Blocks A, B, C, D and E, as of record in Book 1835, pages 59 and 60, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the southerly side of Hillwood Drive and extends back 196.3 feet on the westerly line and 209.2 feet on the easterly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Thomas S. Rich and spouse, Elizabeth S. Rich by deed from Marion Salisbury Hall and J. Greer Cummings, Jr., Co-Trustees pursuant to the Last Will

and Testament of W. Terrill Hall of record in Will Book 173, page 311, of record in Book 8577, page 372, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 59, Register's Office for said County.

3. Easements for sanitary sewer of record in Book 1104, page 117 and Book 7338, page 212, Register's Office for said County.

This is improved property known as 205 Hillwood Blvd, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 17th day of May, 2002.

Thomas S. Rich

Elizabeth S. Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS S. RICH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2002.

Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH S. RICH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2002.

Notary Public

My Commission Expires: 5/28/2003