WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$113,500.00**

Debbie Charlton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2002.

Rebecca A Dover
Notary Public

MY COMMISSION EXPIRES: 5/15/04
(AFFIX SEAL)

REBECCA A DOVER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Mark Latham	**National Bank of Commerce**	**136-00-0 005.00**
(NAME)	(NAME)	
2720 Old Smiths Springs Rd.	**115 29th Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37212**	
(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, **June T. Hiter-Ader**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Mark Latham, 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:

Land in Davidson County, Tennessee, in the Second Civil District of said County, described as follows:

BEGINNING at a point in the center line of Smith Springs Road; thence South 86 deg. 45min. East a distance of 115.4 feet along the center line of Smith Springs Road, to a spike; thence North 2 deg. 30 min. East a distance of 822 feet to an iron pin; thence North 85 deg. 20 min. West a distance of 115.4 feet to a post; thence South 3 deg. West a distance of 444 feet to a post; thence South1 deg. 45 min. West a distance of 380 feet to the point of origin. This property contains 2.2 acres, more or less, as of a survey made by George W. Watkins, Surveyor, dated October 2, 1996.

Being the same property conveyed to June T. Hiter by deed of record in Book 9651, Page 249, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of June T. Hiter-Ader by Jackie Charlton as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020703007991 5, in the Register's Office for County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **2720 Old Smiths Springs Rd., Nashville, TN 37217**
(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.

Davidson County DEEDWARR
Recvd: 07/03/02 09:26 2pgs
Fees:13.00 Taxes:419.95
20020703-0079916

Witness **my/our hand(s)** this **1st day of July, 2002**.

June T. Hiter-Ader by Jackie Charlton Attorney in Fact

State of Tennessee ~~June~~ July 1st County of Davidson

On this 1st day of ~~June~~ July, 2002 before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of June T. Hiter-Ader, and acknowledged that she executed the same as the free act and deed of the said Jackie Charlton, through Power of Attorney granted Jackie Charlton, by the said June T. Hiter-Ader.

Notary Public

Commission Expires:
1-29-05

