Return to:
CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-25-06
(AFFIX SEAL)

JEFF FARR NOTARY PUBLIC AT LARGE WILLIAMSON MY COMMISSION JANUARY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/09/02 09:21 2pgs
Fees:13.00 Taxes:40.70
20020809-0096142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coda Development, LLC	Coda Development, LLC	082-08-0-035.00
(NAME) 630 Neill Ave.	(NAME) 5042 Thoroughbred Ln, #200	
(ADDRESS) Nashville, TN	(ADDRESS) Brentwood, TN 37027	
(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, Joseph M. Hill and Wife, Anna Frances Hill , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coda Development, LLC , 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:

Being Lot No. 78 and the southerly 20 feet of Lot No. 77 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love – McFerrin Tract, as of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph M. Hill and Wife, Anna Frances Hill by deed from Oreatha M. Chapmon Frazier of record in Deed Book 5239, page 995, Register's Office for said County.

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

unimproved ☒

This is improved ☐ property, known as 630 Neill Ave., Nashville, TN
(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 7th day of August, 2002.

Joseph M. Hill

Anna Frances Hill

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Hill and Anna Frances Hill the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of August, 2002

My Commission Expires:_____

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2003

File Number2207110
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