WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/02 08:43 2pgs
Fees:13.00 Taxes:358.90

20020830-0105062

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Arlin L McRae
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-25-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TENNESSEE — Commission Exp. 1-25-06

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arlin L. McRae	Same	Map 72-13 Parcel 47
(NAME)	(NAME)	
428 Cumberland Hills DR		
(ADDRESS)	(ADDRESS)	
HEND. TN. 37075		
(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, **JOHN HILL AND WIFE, HOLLY HILL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARLIN L. MCRAE AND WIFE, NORMA JEAN MCRAE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. **20** on the plan of Irvington, as of record in Book 843, page 60, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the northerly side of West Cahal Avenue, and runs back between parallel lines 168.66 feet on the westerly line and 168.91 feet on the easterly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to John Hill and wife, Holly Hill by warranty deed of Robert J. Hammond of record in Book 11607, page 134, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 Metropolitan Davidson County Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable. Map 72-13-0 Parcel 04700; (2) Subject to all matters appearing on the plan of record in Book 843, page 60, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 955 West Cahal Avenue, Nashville, TN 37206
(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 hands this 29th day of August, 2002.

John Hill
John Hill

Holly Hill
Holly Hill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared John Hill and wife, Holly Hill, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of August, 2002.

Commission expires: 1-25-06

Notary Public

