WARRANTY DEED

Return To:
First Title & Escrow
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#20551-04-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,900.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2003.

Donald E. Kniffen
Notary Public

MY COMMISSION EXPIRES: 11/25/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles Hill Beaty, BPR. #2282, 668 Nashville Pike, Suite 200, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley P. Thomas	Suntrust Mortgage, Inc.	Map 115-16
(NAME)	(NAME)	
145 Haverford Drive	1001 Semmes Avenue	Parcel 84.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(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, **James R. Haile and wife, Shawn D. Haile**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley P. Thomas and wife, Lacey P. Thomas, and L. Jerry Mitchell and wife, Shelia Mitchell,** 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, being Lot No. 25 on the Plan of West Meade Farms, Section 3, of record in Book 1835, Page 4, Register's Office for said County.

SAID Lot No. 25 fronts 93.0 feet on the southerly margin of Haverford Drive and extends back 181.9 feet on the westerly line and 179.9 feet on the easterly line to a dead line in the rear, measuring 93.0 feet thereon.

Being the same property conveyed to James R. Haile and wife, Shawn D. Haile, by deed dated April 30, 2001 from Albert Denunzio, III and spouse, Ann S. Denunzio, recorded as Instrument #20010503-0045504, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 145 Haverford 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.

Davidson County DEEDWARR
Recvd: 05/28/03 12:23 2pgs
Fees:13.00 Taxes:898.73
20030528-0071847

Witness our hands this 16th day of May, 2003.

James R. Haile

Shawn D. Haile, by James R. Haile, Attorney in Fact

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 James R. Haile, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness by hand and official seal at Nashville, Tennessee, this 16th day of May, 2003.

Notary Public

My Commission Expires: 4/4/07

TAMMY HODGES MY COMM. EXP. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of May, 2003, before me personally appeared James R. Haile, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Shawn D. Haile, and acknowledged that he executed the same as the free act and deed of said Shawn D. Haile, as Attorney in Fact.

Witness by hand and official seal at Nashville, Tennessee this 16th day of May, 2003.

Notary Public

My Commission Expires: 4/4/07

TAMMY HODGES MY COMM. EXP. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.