WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUL 29, 2006

Davidson County DEEDWARR
Recvd: 08/25/03 10:52 2pgs
Fees:13.00 Taxes:378.14

20030825-0122904

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Hill	Same as Owner	**Map 119-01-0**
(NAME)	(NAME)	**Parcel 309, 310 & 311**
1100 Navaho Drive		
(ADDRESS)	(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, **William T. Nolan and Robert V. Hailey, Jr. and William Thomas Nolan Executor of The Estate of Albert A. Nolan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Hill and wife, Joann D. Hill,** 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:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 99 on the Map of Overhill City and W. H. Fox Subdivision, a part of Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee. Said Lot 100 fronts 50 feet on the northerly side of Oriel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert A. Nolan, William T. Nolan, and Robert V. Hailey, Jr., as tenants in common, each holding a one-third undivided interest, by deed of record in Book 6607, page 393, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 100 on the Map of Overhill City and W. H. Fox Subdivision, a part of Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee. Said Lot 100 fronts 50 feet on the northerly side of Oriel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert A. Nolan, William T. Nolan, and Robert V. Hailey, Jr., as tenants in common, each holding a one-third undivided interest, by deed of record in Book 6607, page 403, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, being Lot No. 101 on the Map of Overhill City and W. H. Fox Subdivision, a part of Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee. Said Lot 100 fronts 50 feet on the northerly side of Oriel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert A. Nolan, William T. Nolan, and Robert V. Hailey, Jr., as tenants in common, each holding a one-third undivided interest, by deed of record in Book 6607, page 398, Register's Office for Davidson County, Tennessee.

Vicky D. Nolan, former wife of Albert Anthony Nolan, conveyed any interest she may have had in any of said properties, by Quitclaim Deed of record in Book 9432, page 555, Register's Office for Davidson County, Tennessee.

Albert Anthony Nolan has died intestate as to said tracts. By court order of record as Instrument No. 20030819-0119943, Register's Office for Davidson County, Tennessee, the Circuit Court for Davidson County, Tennessee has approved the sale of said tracts and ordered that the proceeds from the sale be paid into the estate of said Albert Anthony Nolan. By court order of record as Instrument No. 20030825-0122903, Register's Office for Davidson County, Tennessee, the Circuit Court for Davidson County, Tennessee appointed William Thomas Nolan as executor of the estate of Albert Anthony Nolan. Albert A. Nolan is one and the same as Albert Anthony Nolan. William T. Nolan is one and the same as William Thomas Nolan.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 21, said Register's Office;.

unimproved ☐

This is improved ☒ property, known as 314 316 & 318 Oriell Avenue, Nashville, TN 37210

(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 21st day of August, 2003.

William Thomas Nolan, Executor of the Estate of Albert Anthony Nolan

William T. Nolan

Robert V. Hailey , Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared William T. Nolan and Robert V. Hailey, Jr., individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2003.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN. 30, 2005

Robert L. Scruggs Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared William Thomas. Nolan, Executor of the Estate of Albert Anthony Nolan, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2003.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN. 30, 2005

Robert L. Scruggs Notary Public