# WARRANTY DEED

Return To:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 7-30-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/13/03 15:00 2pgs
Fees:13.00 Taxes:665.63

20031013-0151566

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0314

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine Lyle | Washington Mutual Bank, FA | 105-09-0-235.00 |
| (NAME) | (NAME) | |
| 1001 Caldwell Avenue | 2801 Gateway Dr., Ste. 150 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Irving, TX 75063 | |
| (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, Stacey Shaffer-Bishop and husband, Norman Randolph Bishop, and Dee L. Hill, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Lyle and Mesa Carlson, both 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:

Being Lot No. 10 on the Plan of G.R. Huline's Subdivision of Lots Nos. 37 and 38 of Waverly Land Company's Addition to Nashville, of record in Book 421, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in this description but excluded from this conveyance is the following:

Beginning at a point, said point being the southwest intersection of Tenth Avenue South, and Caldwell Avenue; thence along the westerly margin of Tenth Avenue South in a southerly direction, a distance of 18 feet, more or less, to a point; thence along a curve defined by a radius of 18 feet in northwesterly direction, a distance of 28 feet, more or less, to a point on the southerly margin of Caldwell Avenue; thence along the southerly margin of Caldwell Avenue in an easterly direction a distance of 18 feet, more or less, to the point of beginning. Said portion of Lot 10 having been conveyed to the Nashville Housing Authority by deed of record in Book 4071, Page 80, re-recorded in Book 4082, Page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stacey Shaffer-Bishop and husband Norman Randolph Bishop and Dee L. Hill, married, all as Joint Tenants with Right of Survivorship, by Warranty Deed from James W. Bilyeu, married, dated November 3, 1999, of record in Book 11736, Page 598, Register's Office for Davidson County, Tennessee.

Benj T. Hill joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Dee L. Hill.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1001 Caldwell Avenue, Nashville, TN 37204

(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 30th day of July, 2003.

Dee L. Hill, by Norman Randolph Bishop, Attorney in Fact

Stacey Shaffer-Bishop, by Norman Randolph Bishop, Attorney in Fact

Benj T. Hill, by Norman Randolph Bishop, Attorney in Fact

Norman Randolph Bishop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Norman Randolph Bishop, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of himself and Stacey Shaffer-Bishop, Dee L. Hill, and Benj T. Hill, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Stacey Shaffer-Bishop, Dee L. Hill, and Benj T. Hill. Witness my hand and Notarial Seal this 30th day of July, 2003.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Prepared by:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212