WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-28-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Exp. Jan. 28, 2006
WILLIAMSON CO., TENNESSEE

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
Richard H. Hall	Same	Map 119-13 Parcel 282
(NAME)	(NAME)	
3474 Old Natchez Trace		
(ADDRESS)	(ADDRESS)	
Franklin, Tn. 37069		
(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, I, **Christine M. Thoni, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard H. Hall, 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:

Land lying in Davidson County, Tennessee, being the easterly one-half of Lot No. 26 on the Plan of Tanksley Subdivision, of record in Plat Book 574, page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot 26 fronts 50 feet on the northerly side of Tanksley Avenue and runs back between parallel lines, 153, feet to an alley.

Being the same property conveyed to Christine M. Thoni, an unmarried person from John P. Thoni, an unmarried man by Quitclaim Deed dated May 4, 2001 of record in Instrument #2000518-0051443, Register's Office for Davidson County, Tennessee. Said property was conveyed to John P. Thoni and wife, Christine M. Thoni from Richard A. Lopez and wife, Anita D. Lopez by Warranty deed dated December 12, 1995 of record in Book 9899, page 188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Subject to all matters as shown on the Plat for the Tanksley Subdivision of record in Plat Book 547, page 56, Register's Office for Davidson County, Tennessee; (2) Said property is bounded by a 15 foot alley in the rear of said portion of lot; (3) Said taxes have been prorated with Grantee paying said prorata part thereof to Grantor who will be responsible for the payment of said taxes.

unimproved ☐

This is improved ☒ property, known as 306 Tanksley Avenue, Nashville, TN 37211

(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: 10/20/03 15:01 2pgs
Fees:13.00 Taxes:247.90
20031020-0154853

Witness my hand this 17th day of October, 2003.

Christine M. Thoni

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Christine M. Thoni, the within named bargaior with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of October, 2003.

Commission expires: 1-25-04

Notary Public

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2004