WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/04 08:45 2pgs
Fees:13.00 Taxes:592.00

20040206-0014500

ROBIN R. KELLER
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: November 21, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Boulevard, Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Grace	Crown Mortgage Services	018-16-0-159.00
(NAME) 112 Old Brick Church Pike	(NAME) 833-C Wren Road	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(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, **HATTIE FRANCES THORNTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA A. GRACE, 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:

Beginning at a point in the center of McClure St. (Brick-church Pike) at the N.W. corner of the property conveyed to Tony Sudekum by Helen S. Draper, running southerly with Sudekums west line 150 feet; thence westerly about 721/2 feet to Mrs. Kimmel's east boundary line; thence northerly with her line 145 feet to the center of Brick-church Pike; thence east 951/2 feet to the beginning.

Being the same property conveyed to Ceral Dee Thornton and wife, Hattie Frances Thornton by Deed from M. E. Ayers and wife, Wilma Ayers, of record in Book 4167, page 823, dated September 14th, 1965, Register's Office for Davidson County, Tennessee. The said Ceral Dee Thornton having since died and subject property being vested in Hattie Frances Thornton as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2004, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5190, page 402; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 112 Old Brick Church Pike, Goodlettesville, TN 37062
(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 January, 2004.

H Hattie Frances Thornton By
Walter Reasoner her atty. in fact

Hattie Frances Thornton, by Walter Reasoner her Atty in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Walter Reasoner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Hattie Frances Thornton, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Hattie France Thornton, the within named bargainor by the said Walter Reasoner as such Attorney-in-Fact.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of January, 2004.

Robin R. Keller
Notary Public

My Commission Expires: 11/21/04

