(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May 2004.

Notary Public

MY COMMISSION EXPIRES: 6-16-04.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/04 15:56 2pgs
Fees:13.00 Taxes:407.00
20040601-0064080

YVETTELYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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
Hallum Company Builders, Inc.	Hallum Company Builders, Inc.	Map 91-15 Parcel 297.00
(NAME)	(NAME)	
133 Holiday Ct. Ste. 106	Same	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(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, Carol DeLene Holbrook, Jerry Matheny and Stephen Matheny and Allena Shaw, a life estate, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hallum Company Builders, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. **801** of Block 36 on the map of Charlotte park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 801 fronts 60 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines, with the westerly margin of 49th Avenue North, 150 feet to a alley.

Being the same property conveyed to Billy E. Shaw and wife, Allena Shaw by deed from James A. Daniels and wife, Rhoda Daniels as of record in Book 3644, page 381, Register's Office for Davidson County, Tennessee. And further by Quitclaim Deed said property was conveyed to Carol DeLene Hollbrook and Phyllis Dianne Kincaid by Quitclaim deed from Billy C. Shaw and wife, Allena Shaw of record in Book 5704, page 163, Register's Office of Davidson County, Tennessee, with Billy C. Shaw and wife, Allena Shaw retaining a life estate. The said Billy C. Shaw having since died. The said Phyllis Dianne Kincaid having since died and said property vested in her heirs at law.

2004 Metropolitan Davidson County Taxes constitutes a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata part thereof the Grantees who will be responsible for the payment of said taxes when due and payable.

unimproved ☐

This is improved ☒ property, known as 4900 Dakota Ave., Nashville, TN 37209

(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 17 day of May, 2004.

Jerry Matheny

Carol DeLene Holbrook

Allena Shaw by Conservator Carol DeLene Holbrook

Stephen Matheny

STATE OF TENNESSEE
COUNTY OF Williamson

Before me the undersigned, a Notary Public in and for State and County, personally appeared Carol DeLene Holbrook, the within named bargainor 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 27th day of May, 2004.

Commission Expires: 6-16-04

Notary Public

YVETTELYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

State of Tennessee
County of Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2004.

Commission Expires: 6-30-05

Notary Public

ERIC HICKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2004.

Commission Expires: 6-30-05

Notary Public

ERIC HICKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public in and for State and County, personally appeared Carol DeLene Holbrook, Conservator for Allena Shaw the within named bargainor 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, as Conservator for the said Allena Shaw.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of May, 2004.

Commission Expires: 6-16-04

Notary Public

YVETTELYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.