Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/04 11:30 2pgs
Fees:13.00 Taxes:1109.63

20040802-0092109

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

jtc file no. 17308-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$305,000.00~~ $299,900

Cert

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia A. Hawkins	AmSouth Bank	**104-5-172**
(NAME)	(NAME)	
3706 Princeton Avenue	2050 Parkway Office CIrcle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	
(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, **CLARK ELAM HARWELL AND HUSBAND, THOMAS C. HARWELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA ANN HAWKINS, 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 the easterly 25 feet front and 52 feet rear of Lot No. 4 and the westerly 30 feet front and 20 feet rear of Lot No. 5 on the map of J.D. Torrey's subdivision of Lots Nos. 411 and 503 of Richland Realty Company's Division "C" as of record in Book 421, page 186, of the Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Princeton Avenue 25 feet east of the common corner of Lots Nos. 3 and 4 of said subdivision; thence northerly 135 feet more or less to a point in the southerly margin of an alley 20 feet east of the common corner of Lots Nos. 3 and 4; thence easterly with the southerly margin of said alley 45 feet to a joint 25 feet west of the northeast corner of Lot No. 5, of said subdivision; thence southerly 94 feet, more or less to a point in the northerly margin of Princeton Avenue 20 feet west of the southeast corner of Lot No. 5; thence with the northerly margin of Princeton Avenue 55 feet more or less to the point of beginning.

Being the same property conveyed to Thomas C. Harwell and Clark Elam Harwell by deed from Thera Kay Juden, unmarried of record in Instrument No. 20000907-0088633, Register's Office for Davidson County, Tennessee. Thomas C. Harwell conveyed his interest in said property to Clark Elam Harwell by quitclaim deed of record in Instrument No. 20020617-0073304, said Register's Office.

Thomas C. Harwell, husband of the said Clark Elam Harwell, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

This conveyance is subject to:
The Plan of Record in Book 421, page 186
Property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **3706 Princeton Avenue, Nashville, TN 37205**

(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 my hand this 30th day of July, 2004.

Clark Elam Harwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clark Elam Harwell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007