WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/04 11:07 2pgs
Fees:13.00 Taxes:419.95

20040806-0094997

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen K. Collier	AMERICAN MORTGAGE NETWORK, INC.	MAP 119-13/ PARCEL 282
(NAME)	(NAME)	
306 Tanksley Dr.	P.O. BOX 85463 .	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAN DIEGO, CA 92186	
(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, **Richard H. Hall,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen K. Collier,** 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 547 (sic 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 Richard H. Hall, unmarried, by Warranty Deed of Christine M. Thoni, unmarried, of record in Instrument #20031020-0154853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 2004 County Taxes constitute a lien against said property, but are not yet due and payable and have been prorated with Grantee assuming payment thereof; (2) 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; (3) Said property is bounded by a 15 foot alley in the rear of said portion of lot.

This property is not now, nor has it ever been, the Grantors principal residence.

unimproved ☐

This is improved ☒ property, known as 306 Tanksley Dr., 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.

Witness my hand this 16th day of June, 2004.

Richard H. Hall, ~~unmarried~~ by

Barbara Landis Guffee, Attorney-in-Fact for Richard H. Hall

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Barbara Landis Guffee, Attorney-in-Fact, for Richard H. Hall, ~~unmarried~~ Wid, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Richard H. Hall, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number 20020813-0097897, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 16th day of July, 2004.

Commission expires: 6-14-08

Notary Public

NOTARY PUBLIC LAPOE

After Recording Return To
Nations Title Agency, Inc.
9214 Maryland Way, Suite 208
Brentwood, TN 37027

04TN04173