H-17169

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/04 09:39 2pgs
Fees:13.00 Taxes:481.00
20040831-0105005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. April 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve W Randolph & James H Randolph	New Owner	Map 41-16
(NAME)	(NAME)	
1140 Tuckahoe Drive		Parcel 15.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **SHEILA R. HORTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVE W. RANDOLPH AND JAMES H. RANDOLPH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 in Davidson County, Tennessee, being Lot No. 122 on the plan of Section 5 Bellshire Estates, of record in Book 2133, page 114, Register's Office for said County.

Said Lot No. 122, which is a corner lot, fronts 73.9 feet on the northerly margin of Tuckahoe Drive and fronts 241.9 feet on the easterly margin of an unnamed road, said frontages being joined by a curve having a length of 37.9 feet, and extends back 232.0 feet on the easterly line and 128.2 feet on the northerly line to a point of intersection.

Being the same property conveyed to Sheila R. Horton, unmarried, by deed from William R. Sullivan and wife, Dorotha G. Sullivan, dated October 25, 1993, of record in Book 9134, Page 859, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, page 114, said Register's Office; and (c) restrictive covenants of record in Book 4476, Page 565, Book 2294, Page 346, Book 6399, Page 1, and Book 6693, Page 506, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1140 Tuckahoe Drive, Nashville, TN 37207
(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 27 day of August, 2004.

Sheila R. Horton

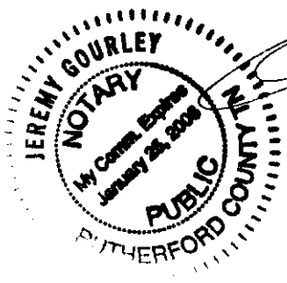
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila R. Horton, unmarried , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of August, 2004.

Commission expires:



Notary Public

Record & Return To:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072