FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/04 12:28 2pgs
Fees:13.00 Taxes:585.71

20041206-0144870

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 158,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 1/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny M. Sandlin	First Horizon Home Loan Corp	96-1-86
(NAME) 2626 Bluefield Avenue	(NAME) PO Box 146	
(ADDRESS) Nashville, TN	(ADDRESS) Memphis, TN 38101	
(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, Tim Forsman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny M. Sandlin, married, 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, State of Tennessee, described as follows, to wit:

Being the easterly 50 feet front and 65 feet rear of Lot No. 9 and the Westerly 25 feet front and 10 feet rear of Lot 10 on the Map of Bluefields, Section No. 1, as of record in Book 843, Page 16, of the Register's Office for said County, and being Lot No. 13 in R.D. Stanfords Resubdivision of Lots Nos. 1 to 10 Bluefields Subdivision, not of record and described as follows:

Beginning at a point in the Northeasterly margin of Bluefield Avenue 25 feet East of the common corner of Lots Nos. 9 and 10 of said Bluefield Subdivision, thence Northeasterly with the dividing line between Lots Nos. 13 and 14 of Stanford's Resubdivision 310 feet more or less to the right of way of the Tennessee Central Railroad, said point being 10 feet East of the common corner of Lots 9 and 10 of said Bluefields Subdivision; thence Northwesterly with the right of way of the Tennessee Central Railroad 75 feet to a point 20 feet East of the common corner of Lots Nos. 8 and 9 of said Bluefields Subdivision, being the common corner of Lots Nos. 12 and 13 of Stanford's Resubdivision; thence Southwesterly with the dividing line between Lots Nos. 12 and 13 of Stanford's Resubdivision 300 feet, more or less, to a point in the Northeasterly margin of Bluefield Avenue; thence Southeasterly with the Northeasterly margin of Bluefield Avenue, 75 feet to the point of beginning.

Being the same property conveyed to Tim Forsman, by deed of record in Instrument No. 20031112-0165529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2626 Bluefield Avenue, Nashville, TN

(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 November, 2004.

Tim Forsman

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 Tim Forsman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

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

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006