Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/04 15:26 2pgs
Fees:13.00 Taxes:296.74

20041228-0153255

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/22/04

Notary Public

MY COMMISSION EXPIRES: .

My Commission Expires 1/28/06 (AFFIX SEAL)

VICKI COSTNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kara Riley	Kara Riley	
(NAME)	(NAME)	
2919 Morningside Drive	2919 Morningside Drive	60-12-29
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042496

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ronnie Hall**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kara Riley,unmarried**, hereinafter called the GRANTEE, **his/her** 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 Nos. 54 and 55, Block C on the plan of Highland Park of record in Plat Book 974, Page 33, said Register's Office to which plan reference is hereby made for a more complete description.

Property commonly known as 2919 Morningside Drive, Nashville, Tennessee 37207.

Being part of the same property conveyed to Ronnie Hall by deed from J. Michael Woods and wife, Jacqueline B. Woods, executed April 24, 2004 and filed of record in Instrument Number 20040503-0049864, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to J. Michael Woods and wife, Jacqueline B. Woods by deed from Apco Enterprises, Inc., dated September 14, 2001 and filed of record in Instrument Number 20010925-0103681, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2919 Morningside 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this. 12/22/04

Ronnie Hall

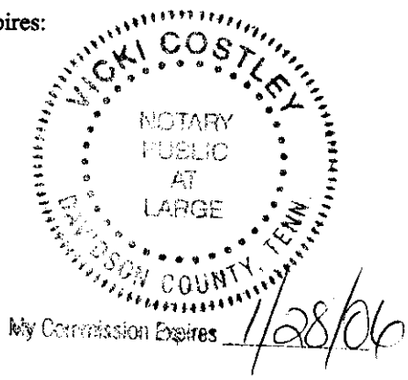
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ronnie Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ronnie Hall executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee this 22nd day of December, 2004.

Commission expires:



Notary Public