WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/05 11:52 2 pgs
Fees:13.00 Taxes:1154.40

20050128-0010557

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Mandy R Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2005.

Brenda R Behman
Notary Public

MY COMMISSION EXPIRES: 3/10/07
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hewitt	Ownit Mortgage Solutions	Map 91-15 Parcel 297.00
(NAME)	(NAME)	
4900 Dakota Avenue	5445 Triangle Parkway #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Norcross GA 30092	
(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, **Hallum Company Builders, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Hewitt**, 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.801of Block 36 on the map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 801 fronts 60 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines, with the westerly margin of 49th Avenue North, 150 feet to a alley.

Being the same property conveyed to Hallum Company Builders, Inc., by warranty deed of Carol Delene Holbrook, Jerry Matheny and Stephen Matheny and Allen Shaw, a life estate of record in Instrument No. 20040601-0064080, Register's Office of Davidson County, Tennessee.

2005 Metropolitan Davidson County Taxes a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable.

unimproved ☐

This is improved ☒ property, known as 4900 Dakota Avenue, Nashville, TN 37209

(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 13th day of January 2005.

Hallum Company Builders, Inc.

By: _____
Lynn M. Hallum, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lynn M. Hallum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself President of Hallum Company Builders, Inc. the within named bargainor, a corporation, and that Lynn M. Hallum, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as President of said corporation.

Witness my hand and official seal at Franklin, Tennessee this 13th day of January 2005.

Commission expires: 07/25/05

JACKIE LAMPLEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

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Notary Public