WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 12:51 2 pgs
Fees:13.00 Taxes:336.70

20050503-0049259

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Gary E Harrington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary E. Harrington	Guaranty Trust Company	71-12-193
(NAME)	(NAME)	
811 Oneida Avenue	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(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,

American Consulting Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary E. Harrington, and wife Judy A. Harrington,

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. 93 on the map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County, said Lot fronts 60 feet on the north side of Oneida Avenue, and runs back 170.3 feet on the west line, 169.6 feet on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to American Consulting Corporation by Substitute Trustee's Deed dated February 26, 2004 from Priority Trustee Services of TN, LLC as Substitute Trustee, of record in Instrument Number 20040308-0026272, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 811 Oneida Avenue, 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 29th day of April, 2005.

American Consulting Corporation

By: Dale Hire, President

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dale Hire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of the American Consulting Corporation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and seal this 29th day of April, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

