WARRANTY DEED

Return to: First Title and Escrow Co., Inc.
File Number 24365 Box 9B

Davidson County DEEDWARR
Recvd: 06/22/05 13:53 2 pg:
Fees:13.00 Taxes:777.00

20050622-0071681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Ashley B Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley B. Crowell	First Horizon Home Loan Co.	131-3-256
(NAME) 1805 Haden Court	(NAME) 2525 West End Avenue #400	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, Tennessee 37203	
(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, **Betty Eve Saal, formerly known as Betty E. Cunningham and husband, Theodore M. Saal** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley B. Crowell**, 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 2A, Zone Lot Division of Lot No. 2, Haden Subdivision, on the Plan of Record in Book 7900, Page 270, said Register's Office, to which Plan reference is hereby made for a more complete and detailed description thereof.

BEING the same property conveyed to Betty E. Cunningham by deed from B. B. Doubleday, Jr. of record in Book 8323, Page 959, Register's Office for Davidson County, Tennessee. The said Betty E. Cunningham having since married and is now known as Betty Eve Saal.

Theodore M. Saal, husband of the said Betty Eve Saal, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property.

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

unimproved ☐

This is improved ☒ property, known as 1805 Haden Court, Nashville, TN 37215
(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 our hands this 15th day of June, 2005.

Betty Eve Saal
Betty Eve Saal

Theodore M. Saal
Theodore M. Saal

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 Betty Eve Saal and husband, Theodore M. Saal, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2005.

Commission expires: 7-19-08



Jill Connors

Notary Public