RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP43765
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/05 11:42 2 pgs
Fees:13.00 Taxes:551.30
20050627-0073474

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly J. Sparks	American Home Mortgage	146-11-140
(NAME)	(NAME)	
623 Hogan Road	7142 Columbia Gateway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Columbia, MD 21046	
(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, The Estate of Charles Edward McIntyre, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly J. Sparks, Unmarried, 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:

Being Lot no 6 on the Plan of Haileywood Estates, Section I, of record in Book 2330, Page 57, Register's Office for said County.

Said Lot No. 6 fronts 114 feet on the south side of Hogan Road and runs back between lines, 191.7 feet on the west line and 212.7 feet on the east line to a dead line in the rear on which it measures 112.2 feet.

Being the same property conveyed to Frances H. McIntyre, by QuitClaim Deed dated January 28, 1971, from Frances Hargrove McIntyre, I, and Elizabeth H. Ross, as of record in Book 4482, Page 778, Register's Office for Davidson County, Tennessee. The said Frances H. McIntyre having since died on March 20, 2000, and by Last Will and Testament devised all to her husband, Charles Edward McIntyre. The said Charles Edward McIntyre having since died on January 09, 2005, and by Last Will & Testament re-devised all to their daughter, Sue Ann Martin, Reference Docket Number 05P-326. Affidavit of Heirship 20050627-0073473

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

unimproved ☐

This is improved ☒ property, known as 623 Hogan Road, Nashville, TN 37220
(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 9th day of May, 2005.

The Estate of Charles Edward McIntyre

By: Ronald Lee Martin, Jr., Executor of the Estate of Charles Edward McIntyre

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 Ronald Lee Martin, Jr., 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

