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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/05 13:27 2 pgs
Fees:13.00 Taxes:482.48

20050701-0076157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 18, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHAN D. HERWEYER	**SAME**	**91-1-A-8CO**
(NAME)	(NAME)	
693 PARK STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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, **HODGES & SON, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN D. HERWEYER and ERIN E. TAACK, as tenants in common**, 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.8 ON THE PLAN OF AMENDMENT OF LOT 8, PARKHAVEN SUBDIVISION OF RECORD IN INSTRUMENT NO. 20040907-0107489 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BEING PART OF THE SAME PROPERTY CONVEYED TO HODGES & SON, INC. BY DEED FROM PENELOPE R. LANE AND HUSBAND CLIFFORD R. LANE DATED 03/28/2003 OF RECORD IN INSTRUMENT NO. 20030328-0041173.

SELLER RESERVES AND RETAINS AN EASEMENT 12 FEET IN WIDTH ALONG AND WITH THE EXISTING DRIVEWAY FROM THE FRONT OF THE PROPERTY AND EXTENDING TO THE REAR OF THE PROPERTY TO BE USED AS INGRESS AND EGRESS FOR MAINTENANCE OF THE GREENWAY LOCATED TO THE REAR OF THE PROPERTY.

unimproved ☐

This is improved ☒ property, known as **693 PARK STREET, 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 **30th day of June, 2005.**

HODGES & SON

By:

HODGES & SON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared DANNIE HODGES, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the PRESIDENT OF HODGES AND SON, and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of June, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008