Davidson County DEEDWARR
Recvd: 08/09/05 10:02 2 pgs
Fees:13.00 Taxes:414.03

20050809-0094013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005

Notary Public: ~~Patricia Nicholls~~ Kara Everett

MY COMMISSION EXPIRES: ~~04/24/09~~ September 22, 2007
(AFFIX SEAL)

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tara Hawley	Homecomings Financial Network	Map 119
225 Morton Avenue	2101 Rexford, Suite 168W	Group 14
Nashville, TN 37211	Charlotte, NC 28211	Parcel 241

FOR AND IN 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

Robert J. Nevens, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tara Hawley

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. 42, on the Plan of William Lee Subdivision of Roth Property, of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 60 feet on the southerly margin of Morton Avenue and extends back between parallel lines 185 feet to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Robert J. Nevans, Jr. by deed from Mary Jane Lamb, unmarried, of record in Instrument 200001140005097, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1300, Page 572, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 225 Morton Avenue, Nashville, TN 37211

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 July, 2005.

Robert J. Nevens, Jr.

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 Robert J. Nevens, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

My Commission Expires: 01/24/09

Notary Public

