Davidson County DEEDWARR
Recvd: 09/02/05 10:23 2 pgs
Fees:13.00 Taxes:1313.50
20050902-0105565

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Thomas L. Darnell	AmSouth Bank	083-05-0
1200 Eastland Avenue	2050 Parkway Office Circle	GROUP
Nashville, Tennessee 37206	Birmingham, AL 35244	PARCEL 276.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Three Hundred Fifty Five Thousand Dollars and Zero Cents ($355,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert W. Hayes, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas L. Darnell and wife, Cheryl A. Darnell, 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. 12 and the westerly 20.0 feet of Lot No. 13, Block "A" on the Map of F.O. Beasley's Addition to East Nashville as of record in Plat Book 57, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 and part of Lot No. 13 front together 70.0 feet on the southerly side of Eastland Avenue, formerly Vaughn Pike, and run back between parallel lines and with the easterly margin of North 12th Street, 170.0 feet to an alley.

BEING the same property conveyed to Robert W. Hayes, unmarried, by deed dated May 14, 1997, from Virgil Elmer Cartwright, Jr., and wife, Elise Cartwright, of record in Book 10455, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1200 Eastland Avenue, Nashville, Tennessee 37206

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 31st day of August, 2005.

Robert W. Hayes

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Robert W. Hayes, the bargainor, 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 31st day of August, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

