File No. 250901373

# WARRANTY DEED




Davidson County DEEDWARR
Recvd: 10/04/05 15:27 2 pgs
Fees:13.00 Taxes:562.40



20051004-0119522

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Carol McOmee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2005.

Melissa R. Atkin
Notary Public

MY COMMISSION EXPIRES: 8/16/08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Deborah Clark | Deborah Clark | 096-13-0-132.05 |
| (NAME) | (NAME) | |
| 921 Allen Road | 921 Allen Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William B. Hitchcox, Married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Clark, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 3rd, formerly the 2nd, District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Lands of Margaret M. Frazier, deceased, of record in Book 417, Page 471, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson & Hickerson, Surveyors, dated June 8, 1961, as follows:

Beginning at an iron pin in the southerly margin of Allen Road, said iron pin being 10.3 feet east of a concrete marker, and thence southerly 230.7 feet to an iron pin; thence, North 88 degrees 54' West, 90 feet to an iron pin; thence, northerly 231.1 feet to an iron pin in the southerly margin of Allen Road; thence, South 88 degrees, 40' East, 79.7 feet with said margin of said Road to a concrete marker; thence, South 89 degrees 19' East, 10.3 feet with said margin of said Road to beginning.

Being the same property conveyed to William B. Hitchcox, unmarried (now married) by Warranty Deed dated September 10, 2001 of record in Instrument No. 20010912-0099579, as re-recorded in Instrument No. 20011015-0111964, Register's Office for Davidson County, Tennessee.

Laura Hitchcox, spouse of William B. Hitchcox, Married, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that she may have in said property, including but not limited to the marital interest.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5569, Page 163; all matters shown on plat of record in Plat Book 417, Page 471; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 921 Allen Road, Nashville, TN 37214
(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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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 hand(s) this 3rd day of October, 2005.

William B. Hitchcox

Laura Hitchcox

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William B. Hitchcox and Laura Hitchcox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of October, 2005.

Commission expires: 8/16/08

Notary Public

MELISSA R. ATKIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**File Number: 250901373**

**RETURN TO:**

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167