Davidson County DEEDWARR
Recvd: 10/12/05 11:58 2 pgs
Fees:13.00 Taxes:306.36

20051012-0122892

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10/07/2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

THIS INSTRUMENT WAS PREPARED BY:
Steven G. Waters, Atty.
Hallmark Title Company 100 Bluegrass Commons Blvd. Suite 115 Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer E. Gammon	nBank, N.A.	**71-04-11.00**
(NAME) **139 Gordon Terrace**	(NAME) 55 Merchant St.	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Cincinnati, OH 4524	
(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, **Deanna M. Hardin, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer E. Gammon**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 60 FEET OF THE WESTERLY 110 FEET OF LOT NO. 39 ON THE MAP OF JOHN L. GORDON'S SUBDIVISION IN THE 12TH CIVIL DISTRICT, OF RECORD IN BOOK 843, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 39 FRONTS 60 FEET ON THE NORTHERLY MARGIN OF GORDON TERRACE AND EXTENDS BACK BETWEEN PARALLEL LINES, 292.00 FEET, MORE OR LESS, TO A DEAD LINE ON THE REAR.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM RODNEY KILLION, TO DEANNA M. HARDIN, AS RECORDED AUGUST 21, 2001, AT INSTRUMENT NUMBER 20010821-0090127, AND AFFIDAVIT OF SCRIVENER'S ERROR FROM RODNEY KILLION TO DEANNA M. HARDIN AS RECORDED SEPTEMBER 28, 2005, AT INSTRUMENT NUMBER 20050928-0116740, SAID REGISTER'S OFFICE.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **139 Gordon Terrace, Nashville, TN 37207**

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 our hand this **10/07/2005**

Deanna M. Hardin

Deanna M. Hardin

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, A Notary in and for said County and State, duly commissioned and qualified, personally appeared Deanna M. Hardin, to me known, or proved on the basis of satisfactory evidence, to be the ones described in and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this **10/07/2005**

Commission Expires:

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007

Notary Public