WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2005.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Hazelwood	Victor Hazelwood	51-12-85
(NAME)	(NAME)	
405 Blue Grass Drive	405 Blue Grass Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Lincoln Trust Company, Trustee FBO Robert Bond Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Hazelwood, 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 the westerly part of Lot No. 22 on the Plan of Montague Park as of record in Book 421, Page 141, Register's Office for said County.

Said part of lot NO. 22 fronts 80 feet on the northerly side of Blue Grass Avenue, and runs back 189.5 feet, more or less, on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to Lincoln Trust Company, Trustee FBO Robert Bond Miller, by deed of record in Instrument No. 20040526-0061993, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as 405 Blue Grass Drive, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 11/04/05 12:03 2 pgs
Fees:13.00 Taxes:259.00

20051104-0133932

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 18th day of October, 2005.

Lincoln Trust Company, Trustee FBO Robert Bond Miller

By: Jennifer Tynkovich

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Tynkovich with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged such person to be the Supervisor of Lincoln Trust Company, and that he as such Personally executed the foregoing instrument for the purpose therein contained by signing the name of Lincoln Trust Company by himself as Supervisor.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2005.

Commission expires: 01/05/2009

Notary Public

TROY A. VALDEZ NOTARY PUBLIC STATE OF COLORADO