BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/05 14:41 2 pgs
Fees:13.00 Taxes:749.25

20051116-0138663

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Amy Adams Gowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF NOVEMBER, 2005.

Christine L. Kynd
Notary Public

MY COMMISSION EXPIRES: 8.9.09

(AFFIX SEAL)

CHRISTINE L. KYND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Cornett	SunTrust Mortgage	147-02-0-092.00
(NAME) 260 Binkley Drive	(NAME) 201 Fourth Ave N, 7th Fl.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	
(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, Richard H. Hall,*HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Cornett, 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:

*unmarried

Being Lot No. **163** on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, page 58, as amended by Surveyor's Certificate of Correction, of record in Book 3030, page 53, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Garrett Drive, the common corner of Lots 163 and 162; thence with the line between said lots, northwardly 158.4 feet to a point; thence westwardly 101.1 feet to a point in the easterly margin of Binkley Drive; thence with the margin of the same, southwardly 130 feet to a point, the beginning of a curve; thence southeastwardly around said curve 39.66 feet to a point in the northerly margin of Garrett Drive; thence eastwardly 67.7 feet to the point of beginning.

Being the same property conveyed to Richard H. Hall by Quitclaim Deed from Barbara H. Guffee, of record in Instrument No. 20051116013866 2, Register's Office for Davidson County, Tennessee..

This transaction is subject to all matters appearing on appearing on the Plat of record in Plat Book 2900, page 58, as amended by Surveyor's Certificate of Correction of record in Book 3030, page 53, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 260 Binkley Drive, Nashville, TN 37221
(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.

Witness my hand this 15th day of November, 2005.

Richard H. Hall by Barbara Landis Guffee, Attorney-In-Fact

by Barbara Landis Guffee A.I.F.

STATE OF TENNESSEE

COUNTY OF

Personally appeared before the, the undersigned, a Notary Public in and for said State and County, Barbara Landis Guffee, Attorney-in-Fact, for Richard H. Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Richard H. Hall, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Book 2489, page 655, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this the 15th day of November, 2005.

Commission expires:

Amy Adams Gowan
Notary Public

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE