WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/05 09:55 2 pgs
Fees:13.00 Taxes:1293.15

20051121-0140167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

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
Darin H. Lashinsky	SunTrust Mortgage, Inc.	91-15-125
(NAME)	(NAME)	
5203 Elkins Avenue	P.O. Box 26149	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23260	
(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, Hallum Co. Builders, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darin H. Lashinsky and wife, Darcy M. Lashinsky, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being a part of Block No. 12 on the Plan of Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Additions, as of record in Book 421, page 18, Register's Office for said County, and being more particularly described according to a survey made by John B. Kohl, III, dated September 27, 1989, as follows: Beginning at a point in the southerly margin of Elkins Avenue, 50 feet westerly from the Southwest corner of 52nd Avenue North (also known as 11th Street) and Elkins Avenue; thence running in a southerly direction and parallel to 52nd Avenue North, 200 feet to a point; thence in a westerly direction and parallel with Elkins Avenue, 50 feet to a point; thence in a northerly direction 200 feet to the southerly margin of Elkins Avenue; thence in an easterly direction along Elkins Avenue, 50 feet to the point of beginning.

Being the same property conveyed to Hallum Company Builders, Inc. by deed form Melissa Francis, unmarried and Robert Francis and wife, Jennie Francis, dated April 5, 2005 and filed of record as Instrument No. 20050411-0039824, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) All matters as set forth per Plat of record in Book 421, page 18, said Register's Office. (2) Any and all existing easements and restrictions as shown of record.

unimproved ☐
This is improved ☒ property, known as 5203 Elkins Avenue, Nashville, TN
(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 8th day of November, 2005.

Hallum Co. Builders, Inc.

By: _____
Lynn Hallum, President.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lynn Hallum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself President of Hallum Company Builders, Inc., the within named bargainor, a corporation, and that Lynn Hallum, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as President of said corporation.

Witness my hand and official seal at Franklin, Tennessee this 8th day of November, 2005.

Commission expires: 1/21/2007

_____
Notary Public