WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/06 14:38 2 pgs
Fees:13.00 Taxes:2775.00

20060106-0002457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PATRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hardy C. Burch	Hardy C. Burch	130-7-30 (Tract 1)
(NAME)	(NAME)	
922 Westview Avenue	922 Westview Avenue	130-11-2 (Tract 2)
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37205	
(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,

Barbara B. Schneider, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hardy C. Burch, 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:

Tract 1-

Land in Davidson County, Tennessee, being Lot(s) 5 and 6, as shown on the map entitled Bransford Realty Company's Subdivision of certain lots in New Golf Club Addition, of record in Plat Book 421, page(s) 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara B. Schneider, by deed from Kenneth George Schneider, of record as Instrument No. 20040729-0090780, dated June 22, 2004, said Register's Office.

Tract 2-

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of a plat of the New Golf Club Subdivision, of record in Book 421, page 104, Register's Office for said County.

Said lot fronts 100 feet on the westerly side of Highland Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Barbara Briney Schneider, by deeds of record in Book 6411, page 92, said Register's Office and as Instrument No. 20040729-0090781, dated June 22, 2004, said Register's Office.

This conveyance is subject to all matters of record, including all items set out in Plat Book 421, page(s) 104 and 149, said Register's Office and subject to 2006 taxes, a lien, but not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 807 Westview Avenue, Nashville, TN 37205

(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 4th day of January, 2006.

Barbara B. Schneider

Barbara B. Schneider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara B. Schneider, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 4th day of January 2006.

Notary Public

My Commission Expires: 3/26/06

