Davidson County DEEDWARR
Recvd: 01/30/06 11:06 2 pgs
Fees:13.00 Taxes:851.00
20060130-0011255

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Andrew B. Newell	Countrywide Home Loans, Inc	083-14-0
1801 Holly Street	P.O. BOX 961206 FTWX-22	GROUP
Nashville, Tennessee 37206	Fort Worth, TX 76161	PARCEL 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Thirty Thousand Dollars and Zero Cents ($230,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James H. Hartline, Jr., a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Andrew B. Newell, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 11 on the Plan of Richardson Place of record in Plat Book 547, page 135, Register's Office for Davidson County, Tennessee.

BEING parts of Lots Nos. 97, 98 and 103 and part of an alley, lying South of Lot No. 103 on the Plan of Lockland, the Chadwell Homeplace, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 64.0 feet on the northerly side of Holly Street, formerly Chadwell Street or Avenue, and runs back between parallel lines 379.0 feet to a dead line.

BEING the same property conveyed to James H. Hartline, Jr. and wife, Angelia G. Hartline, by deed dated March 10, 1989, from Leonard Lutrell Taylor and wife, Eva Mae Perry Taylor, of record in Book 7793, page 880, Register's Office for Davidson County, Tennessee; the said James H. Hartline, Jr. and Angelia G Hartline having since divorced and the said Angelia G. Hartline having since conveyed her interest in subject property to James H. Hartline, Jr. by Quitclaim Deed dated September 15, 1995, of record in Book 9796, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1801 Holly Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 27th day of January, 2006.

James H. Hartline, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James H. Hartline, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY