Davidson County DEEDWARR
Recvd: 03/22/06 14:35 3 pgs
Fees:18.00 Taxes:425.50

20060322-0032916

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2006.

Notary Public

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

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
Michael Brandon Mauldin	Michael Brandon Mauldin	091-16-0
3911 Dakota Avenue	3911 Dakota Avenue	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 372.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Fifteen Thousand Dollars and Zero Cents ($115,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Martha B. Hamilton, a single person, and William Joe Hall, married, and Perry Wendell Hall, married, and Clyde Lane Hall, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Brandon Mauldin, a single person and Emily Jane Kitos, a single person, as tenants in common with right of survivorship, 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 part of the 28.26 acre tract of land shown on the Map of Charlotte Park 2nd Add'n Extended and 29.2 Ac South, of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the southerly margin of Dakota Avenue, formerly 4th Avenue, 100.0 feet easterly from the intersection of the southerly margin of Dakota Avenue and the center line of 40th Avenue, North, formerly "C" or Stump Street, said point being the northeast corner of a part of the said 28.26 acre tract of land conveyed to A.F. Campbell and wife, by deed from Frank T. Chambers and wife, of record in Book 1281, page 662, Register's Office for Davidson County, Tennessee; thence southwardly with the eastern margin or boundary line of said Campbell property 135.0 feet to a point; thence eastwardly 50.0 feet to a point; thence northwardly 135.0 feet to a point, to the southerly margin of Dakota Avenue; thence with the southerly margin of Dakota Avenue, westwardly 50.0 feet to the beginning.

BEING the same property conveyed to Minor Hamilton by deed dated December 8, 1973, from Howard V. Stucke and wife, Bonnie C. Stucke, of record in Book 4773, page 502, Register's Office for Davidson County, Tennessee; the said Minor Hamilton having since conveyed his interest in the subject property to Donald Arkovitz, Trustee, by Quitclaim Deed dated November 11, 1976, of record in Book 5087, page 136, said Register's Office, and within the same deed, the said Donald Arkovitz, Trustee, conveyed his interest in the subject property to Minor Lewis Hamilton and wife, Martha Bagarly Hamilton; the said Minor Lewis Hamilton and wife, Martha Bagarly Hamilton, for the purpose of creating life estates and remainder interests, having since conveyed their interest in subject property to Patricia G. Hastings, Trustee, by Quitclaim Deed dated July 1, 1988, of record in Book 7590, page 78, and within the same deed, the said Patricia G. Hastings, Trustee, conveyed her interest in subject property to Minor L. Hamilton and Martha B. Hamilton, for life, with remainder to William Joe Hall, Perry Wendell Hall and Clyde Lane Hall as joint tenants; the said Minor Hamilton having since died on January 9, 2000.

Doris S. Hall, spouse of Perry Wendell Hall, and Evie N. Hall, spouse of William Joe Hall, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and 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 Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 3911 Dakota Avenue, Nashville, Tennessee 37209

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 our hands this 17th day of March, 2006.

Perry Wendell Hall

By: Clyde L. Hall, Attorney in Fact

Doris S. Hall

By: Clyde L. Hall, Attorney in Fact

Clyde Lane Hall

Martha B. Hamilton

By: Clyde L. Hall, Attorney in Fact

William Joe Hall

Evie N. Hall

By: William Joe Hall, Attorney in Fact

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 Clyde Lane Hall and William Joe Hall, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clyde L. Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha B. Hamilton, Perry Wendell Hall and Doris S. Hall, and acknowledged that he executed the same as the free act and deed of the said Martha B. Hamilton, Perry Wendell Hall and Doris S. Hall.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Joe Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eve N. Hall, and acknowledged that he executed the same as the free act and deed of the said Evie N. Hall.

Witness my hand and official seal at Nashville, Tennessee this 17th day of March, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY