WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 12:01 2 pgs
Fees:13.00 Taxes:1970.25

20060602-0065060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2006.

KAZE E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. Exp. 5/24/08

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Hill	New Owner	Map 116-2
(NAME) 4600 Post Road	(NAME)	Parcel 5.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, I, **ELIZABETH H. BLALOCK AND WILLIAM STANFORD BLALOCK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDMUND A. HILL,** 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:

Land in Davidson County, Tennessee, being Lot No. 10 and the easterly 35.9 feet of Lot No. 9 of Block D on the map showing Subdivision of Blocks B, D and E in Hillwood Estates, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 4, 1938, as follows:

Beginning at the northwest corner of Wilsonia Avenue and Post Road; thence with said road, northeastwardly 233.5 feet to the corner of Lots No. 1 and 10; thence with the line between said two lots and the line between Lots No. 2 and 9, northwestwardly 210.7 feet to a point 25.9 feet west of the common corner of Lots No. 1, 2, 9 and 10; thence southwestwardly 212.4 feet, more or less, to the northerly margin of Wilsonia Avenue; thence with said Avenue, southeastwardly 150 feet to the beginning.

Being the same property conveyed to William Stanford Blalock and spouse, Elizabeth H. Blalock by Quitclaim Deed from Percy Wilkins, Jr., Trustee, of record in Instrument #20010802-0082066, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s) and (b) easement and easement agreement of record in Book 1104, page 117 and Book 9296, page 449, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4600 Post Road, Nashville, Tennessee 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 1 day of June, 2006.

Elizabeth H. Blalock

William Stanford Blalock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth H. Blalock, the 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 Nashville, Tennessee this 1 day of June, 2006.

Commission expires: Exp. 11/24/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Stanford Blalock, 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 1 day of June, 2006.

Commission expires: Exp. 11/24/07

Notary Public