(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/06 12:52 2 pgs
Fees:13.00 Taxes:754.38
20060620-0073517

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,886.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

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
Hallum Co. Builders, Inc.	SAME	Map 103-03 Parcel 015500
(NAME)	(NAME)	
195 Sturbridge Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, Edna Mai Cowell, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hallum Company Builders, Inc., 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. **712** of Block 34 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 712 fronts 60 feet on the southerly side of Idaho, formerly Fifth Avenue and runs back between parallel lines, with the easterly margin of 49th Avenue North, formerly Eight Street, 150 feet to an alley.

Being the same property conveyed to Hubert Harrison Cowell and wife, Edna Mai Cowell by warranty deed of Alexander C. Brown and wife, Carrie Allen Brown of record in Book 1910, page 180, Register's Office of Davidson County, Tennessee. The said Hubert Harrison Cowell having since died and by operation of law said property is vested in Edna Mai Cowell.

This conveyance is subject to: (1) 2006 Metropolitan Davidson County Taxes a lien against said property but are not yet due and payable. Said taxes have been prorated with Grantor paying said prorata part thereof to Grantees who will be responsible for the payment of taxes when due and payable. (2) Subject to all the matters appearing of record in Book 57, page 103, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4811 Idaho Ave., Nashville, TN 37209
(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 16th day of June, 2006.

Edna Mai Cowell

Edna Mai Cowell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Edna Mai Cowell, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 16th day of June, 2006.

Commission expires: 6-14-08

Notary Public

