File No. 260600993

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/03/06 09:39 2 pgs
Fees:13.00 Taxes:555.00
20060803-0094458

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HJL, L.P.	HJL, L.P.	
(NAME) PO BOX 140510	(NAME) SAME	MAP/PARCEL 084-04-0-039.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **The Estate of Geraldine London Hose Chunn**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HJL, L.P.,** HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Re-Subdivision of Lots 26, 27, 28, and 29, Section One, McGavock Heights, as of record in Plat Book 3842, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 3 fronts 114.98 feet on the northerly margin of Meadowwood Drive and extends back 204.0 feet on the easterly line and 211.0 from the westerly line to a line in the rear, which is a broken line, on which it measures 103.6 feet.

Being the same property conveyed to Geraldine L. Hose, Unmarried by deed from Harry C. Cook and Wife, Ruth A. Cook of record in Deed Book 4264, page 330, recorded August 28, 1968, Register's Office for said County.

The said Geraldine L. Hose having since deceased leaving the property in the name of the Geraldine London Hose Chunn Estate.

The said William DeWitt Cornell and Phillip Lee Hose serving as Co-Executors of the Geraldine London Hose Chunn Estate per order of probate dated February 24, 2006.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2526 Meadowood Drive, Nashville, TN 37214
(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 GRANTEE(S), I heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), I 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 1st day of August, 2006.

The Estate of Geraldine London Hose Chunn

Kelly Ganzevoort, Heir

William DeWitt Cornell, Co-Executor

Phillip Lee Hose, Co-Executor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William DeWitt Cornell and Phillip Lee Hose, Co-Executors of the Estate of Geraldine London Hose Chunn and Kelly Ganzevoort sole remaining heir of the Estate of Geraldine London Hose Chunn, 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 MT JULIET, Tennessee, this 8/1/2006.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260600993

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122