WARRANTY DEED

Return to:
Morrison Title, Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

STATE OF TN
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 28TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: March 22, 2008.

(AFFIX SEAL)

MARK HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Morrison Title, Inc, 2702 Greystone Road, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nickolas Shelton	Nickolas Shelton	160.12-0-100.00
(NAME)	(NAME)	
5532 Hill Road	5532 Hill Rd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37027	
(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, Edwin A. Hoadley and wife, Marie Therese Hoadley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nickolas Shelton, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5532 Hill Rd., Nashville, TN 37027
(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 our hands this 28th day of June, 2006.

Edwin A. Hoadley

Marie Therese Hoadley

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Hoadley, Marie Hoadley, the bargainor(s), 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 28th day of June, 2006.

Commission expires: March 22, 2008

MARK HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 2008

Mark Howell Notary Public

Davidson County DEEDWARR
Recvd: 08/23/06 12:24 2 pgs
Fees:13.00 Taxes:1147.00

20060823-0103930

EXHIBIT A

Being Lot No. 1, Granberry Heights, as shown on plat of record in Plat Book 4660, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete description of said property.

Said Lot No. 1 fronts 100.00 feet on the east margin of Hill Road and extends back 235.0 feet on the north line, and 235.0 feet on the south line, to a line on the rear on which it measures 89.21 feet.

Being the same property conveyed to Edwin A. Hoadley and wife, Marie Therese Hoadley by deed from Roger O. Bowman and wife, Kaye H. Bowman of record in Deed Book 6012, page 618, Register's Office for said County recorded Feb 28th, 1983.