WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/06 10:29 2 pg
Fees:13.00 Taxes:1324.60

20060906-0109922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven G. Hall	Steven G. Hall	0831-400.42.00
(NAME)	(NAME)	
128 S. 17th Street	128 S. 17th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, C. Larkin Oates, a single person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Hall and wife, Dana C. Crawford, 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 THE SOUTHERLY 50 FEET OF LOTS NOS. 31, 32, AND 33 ON THE PLAN OF THE SUBDIVISION OF THE LINDSLEY CHADWELL TRACT, OF RECORD IN BOOK 2, PAGE 24, CHANCERY COURT AT NASHVILLE, TENNESSEE.

SAID PART OF LOTS NOS. 31, 32, AND 33 FROM TOGETHER 50 FEET ON THE WESTERLY SIDE OF SOUTH 17TH STREET AND EXTEND BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF RUSSELL STREET 150 FEET TO THE EASTERLY LINE OF LOT NO. 34 ON SAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO C. LARKIN OATES BY WARRANTY DEED FROM PHILLIP B. GREEN, UNMARRIED, RECORDED ON THE 8TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020408-0043055, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 128 S. 17th Street, Nashville, TN 37206

(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 31st day of August, 2006.

C. Larkin Oates

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On August 31, 2006 before me, the Undersigned, a Notary Public in and for said state, personally appeared

C. LARKIN OATES

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

(seal)

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ANDREW P. GRISHAM

Printed name: Andrew P. Grisham

My commission expires: 5.14.08