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Davidson County DEEDWARR
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Fees:13.00 Taxes:1035.63
20060913-0113167

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF SEPTEMBER, 2006. Notary Public MY COMMISSION EXPIRES: 11/25/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thaden	LOANCITY	94-2-49
(NAME) 1707 Long Avenue	(NAME) 5871 Santa Teresa Blvd.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Jose, CA 95123	
(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, **Dean Hibbs a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Thaden**, 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. 172 and the easterly 15 feet of Lot No. 173on the Map of Edgefield Land Company First Subdivision of record in Book 57, page 130, said Register's Office and more particularly described as follows:

Said Lot No. 172 and easterly 15 feet of Lot No. 173 front 65 feet on the Northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dean Hibbs a married man by Special Warranty Deed from Bank of America, N.A. dated March 17th, 2006 of record in Instrument No. 20060317-0030950, Register's Office for Davidson County, Tennessee.

Kelly C. Hibbs joins in this conveyance for the specific purpose of relinquishing any and all marital rights she would ever have to said property.

unimproved ☐
This is improved ☒ property, known as 1707 Long Avenue, 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 1st day of September, 2006.

Dean Hibbs

Kelly C. Hibbs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Dean Hibbs and wife Kelly C. Hibbs** with whom I am personally acquainted, and who, upon oath, acknowledged themselves/him/herself to be the person/s who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of September, 2006.

Commission expires: July 19, 2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public