File No. 260801821

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: August 20, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/18/06 16:13 2 pgs
Fees:13.00 Taxes:610.50
20060918-0115603

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur H. Quinn	Arthur H. Quinn	118-13-0184.00
(NAME) 3517 General Hood Trail	(NAME) 3517 General Hood Trail	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, I, **John P. Doerfler**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur H. Quinn**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 63 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Gen. Joh B, Hood Trail at the corner of Lots No. 63 and 64; thence with the line between said lots, northeasterly 160 feet to the southwesterly line of Lot No. 65; thence northwesterly and with the southwesterly line of Lots No, 65 and 61, 50 feet to the corner of Lots No. 62 and 63; thence with the line between said two lots, southwesterly 148 feet to the easterly margin of Gen. John B. Hood Trail; thence with same, southwardly 107 feet to the beginning of a curve; thence around said curve in a southeasterly direction 29 feet to the northerly margin of said Trail; thence with same easterly 53 feet to the point of BEGINNING.

Being the same property conveyed to John P. Doerfler by quitclaim deed from The Helen R. Doerfler Revocable Living Trust, through Helen R. Doerfler, Trustee dated September 30, 2005 of record in Instrument No. 20051004-0119254, Register's Office for said County.

Being the same property conveyed to The Helen R. Doerfler Revocable Living Trust by deed from Helen R. Doerfler dated July 23, 2003 of record in Instrument No. 20030724-0103875, Register's Office for said County.

Subject to all matters as set forth per Plat Book 1130, Page 2, Register's Office of said County.

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 3517 General Hood Trail, Nashville, TN 37204
(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), HIS 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), HIS 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/our hands this 13th day of September, 2006.

John P. Doerfler

John P. Doerfler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John P. Doerfler the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of September, 2006.

Commission expires: August 20, 2007

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 260801821

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027