WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/06 10:59 2 pgs
Fees:13.00 Taxes:277.50

20060922-0117717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 26, 2008

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Vilanova	Michael Vilanova	Map 83-6
(NAME) 716 Benson Street	(NAME) 3009 Bramley Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Antioch, TN 37013	Parcel 224
(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, **Jose L. Hall and wife, Latonya K. Hall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Vilanova,*** 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:

* a married man

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 716 Benson 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 our hands this 13 day of September, 2006.

Jose L. Hall

Latonya K. Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Jose L. Hall and wife, Latonya K. Hall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of September, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray
Shanna Ray Notary Public

EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Land in Davidson County, Tennessee, being part of Lot 2, on the Plan of Martha Martin Lands, as of record in Book 161, page 101, Register's Office for said County, formerly referred to as being in Book 8, pages 441 and 442, said Register's Office, and being the southerly part of Lot 4 on an unrecorded Map of part of Lot 2 and also part of a 15 foot alley that was never accepted and has been abandoned and closed, and described together according to a copy of a survey thereof by Erle Drake, County Surveyor, May 30, 1919, a follows: Beginning at a point on the westerly margin of Benson Avenue, at the common corner of Lots 3 and 4; thence with the line between said lots, and along said line extended westwardly 229.8 feet to an old fence; thence along said fence line, northerly 61 feet more or less to the southwest corner of a lot conveyed to E.W. Benson, by deed of record in Book 572, page 134, said Register's Office; thence along Benson's southerly line, eastwardly 230 feet more or less to the westerly margin of Benson Avenue; thence with the margin of the same southerly 63 feet to the beginning.

Being the same property conveyed to Jose L. Hall by Quitclaim Deed from Estella D. Hall, filed for record 04/29/93 in Record Book 8930, Page 348, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 161, Page 101, Register's Office of Davidson County, Tennessee.