# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/06 13:12 3 pgs
Fees:18.00 Taxes:425.50

20061025-0132365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Cathy A. Gillis
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **20TH DAY OF OCTOBER, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 05, 2010 DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-5-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

| Address New Owner(s) As Follows: | *Send Tax Bills To:* | Map and Parcel Number: |
|---|---|---|
| **Cathy A. Gillis** | **same** | **119.01-410.00** |
| **2300 Foster Avenue** | | |
| **Nashville, TN 37210** | | |

FOR AND IN 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,

**Barbara Hagan,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**Cathy A. Gillis, a married woman,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

**See attached legal Exhibit "A"**

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

**City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.**

**All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.**

**All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.**

**All All matters on the Plan of Record in Plat Book 332, page 36, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.**

( X ) Improved
This ( ) Unimproved property is known as: **2300 Foster Avenue Nashville, TN 37210**

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 not 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 ever 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 **20th day of October, 2006.**

Barbara Hagan

**Barbara Hagan**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barbara Hagan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE

**This 20th day of October, 2006.**

Notary Public

My Commission Expires: 3-3-10

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

# Exhibit "A"

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12 on the Map of the Re-Subdivision of Lots Nos. 7, 8, 9, 10 and parts of Nos. 6, 11, 12, and 13, Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the easterly side of Foster Street, and runs back between parallel lines 150 feet to an alley.

Said Lot No. 12 fronts 56 feet on the easterly side of Foster Street, and runs back between parallel lines, with the southerly margin of Oriel Street, 150 feet to an alley.

Being the same property conveyed to Barbara Hagan, by Quitclaim Deed from Orene Grimsley, filed for record 04/26/04 in Instrument No. 20040426-0047075, Register's Office for Davidson County, Tennessee.