Davidson County DEEDWARR
Recvd: 11/17/06 09:43 2 pg:
Fees:13.00 Taxes:1698.30

20061117-0142895

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BOX 50-d
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD, TN 37027

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
James Preston Vienneau	SAME	143-06-0 A
332 Harpeth Ridge Court		GROUP
Nashville, Tennessee 37221		PARCEL 009.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** Four Hundred Fifty Nine Thousand dollars and Zero dents ($459,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Scott Michael Hines, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Preston Vienneau and wife, Adelaide Mallette Vienneau, 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.

BEING Lot No. 9 on the Plan of Harpeth Trace Estates, Phase One, as of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Scott Michael Hines, an unmarried man, by deed dated August 15, 2003, from Gayle Powers of record as Instrument No. 20030822-0121952 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 332 Harpeth Ridge Court, Nashville, Tennessee 37221

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 6th day of November 2006.

Scott Michael Hines

STATE OF TENNESEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Scott Michael Hines, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of November 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

