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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 497,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8th** DAY OF **December, 2006** Notary Public MY COMMISSION EXPIRES: 1-12-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/12/06 10:16 2 pgs
Fees:13.00 Taxes:1840.75
20061212-0153094

IVA J. PARKER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane S. Hinshaw	SAME	**131-6C-8.00 CO**
(NAME) **814 Huntington Circle**	(NAME)	
(ADDRESS) **Nashville,TN 37215**	(ADDRESS)	
(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, **Derek Pace and Sandra Pace,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane S. Hinshaw,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120 ON THE PLAN OF BURTON HILLS VILLAGE OF HUNTINGTON TRACT 10 OF RECORD IN BOOK 6250, PAGE 612 AMENDED IN BOOK 6637, PAGE 717 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 120 FRONTS 35.00 FEET ON THE EASTERLY MARGIN OF HUNTINGTON CIRCLE AND EXTENDS BACK 111.36 FEET ON THE BROKEN NORTHERLY LINE(S) AND 100.00 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 60.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DEREK PACE AND SPOUSE, SANDRA PACE BY WARRANTY DEED FROM ROY SUHADOLNIK AND SPOUSE, BARBARA SUHADOLNIK, RECORDED ON THE 23RD DAY OF JULY, 2003 IN INSTRUMENT NO. 20030723-0103132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **814 Huntington Circle, Nashville, TN 37215**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **December, 2006**.

Derek Pace

Sandra Pace

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Derek Pace and Sandra Pace**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12/08/2006.

NOTARY

MY COMMISSION EXPIRES:

