WARRANTY DEED

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State of TENNESSEE
Davidson County

BOX 13
126066

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl T. Hallbeck	Carl T. Hallbeck	41-0-5
(NAME) 1330 Old Hickory Blvd.	(NAME) 1330 Old Hickory Blvd.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, James R. Trotter and wife, Brenda June Trotter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl T. Hallbeck and wife, Judith Hallbeck, 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:

Land in Davidson County, Tennessee, described according to a survey by Southern Land and Associates, Inc. dated May 29, 1980, as follows:
BEGINNING at a point in the northerly margin of Old Hickory Boulevard and going North 21 deg. 15 min. east through a monument (the Southeast corner of Lot 141 Delemere Subdivision, Section 6), and to a monument being the northeast corner of said Lot 141, 166 feet; thence with rear of Lots 139 and 138 of said Dalemere Subdivision, South 86 deg. 18 min. East approximately 160 feet; to the northwest corner of the N. C. Trombla property; thence with the westerly line of Trombla's property South 1 deg. 30 min. west some 235 feet to the northerly margin of Old Hickory Boulevard; thence with the northerly margin of the Boulevard to the point of beginning (approximately 237 feet), containing an area of an acre, more or less.

Included in the hereinabove description but expressly excluded from this conveyance is property described in Book 5914, Page 485.

Being the same property as conveyed to James R. Trotter and wife, Brenda June Trotter by deed of record in instrument # 20030319-0036197, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1330 Old Hickory Blvd., Nashville, TN 37207
(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 28th day of November, 2006.

James R. Trotter

Brenda June Trotter

Davidson County DEEDWARR
Recvd: 12/13/06 12:22 2 pgs
Fees:13.00 Taxes:407.00

20061213-0153739

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Trotter and Brenda June Trotter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2006.

Commission expires:

7/25/09

Heidi Jo Clayton

Notary Public

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TENNESSEE
Davidson County