WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/07 09:03 2 pg
Fees:13.00 Taxes:332.63

20070212-0017557

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Brown	Peoples Home Equity, Inc.	Map 133-1 Parcel 02900
(NAME) 3200 Harlin Drive	(NAME) 12 music Circle So.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	
(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, Richard H. Hall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grace Brown, an unmarried woman, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of an Addition to and Revision of certain lots in H. G. McNabb's Subdivision, as of record in Book 1130, page 79, Register's Office for said County.

Said Lot No. 31 fronts 95 feet on the easterly side of Harlin Drive and runs back 168.4 feet on the northerly line and 166.7 feet on the southerly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to Richard H. Hall from Conservator of Harley A. Jones by warranty deed of record in Instrument No. 20060124-0009046, Register's Office of Davidson County, Tennessee

This conveyance is subject to: (1) Subject to all matters appearing of record in Book 1130, page 79, Register's Office of Davidson County, Tennessee. (2) Restrictive covenants of record in Book 1333, page 387, Register's Office of Davidson County, Tennessee. (3) 2007 Metropolitan Davidson County Tax a lien but not yet due and payable. Said taxes have been prorated with Grantor paying said prorata part thereof to Grantee who will be responsible for the payment of taxes when due and payable.

unimproved ☐

This is improved ☒ property, known as 3200 Harlin Drive, Nashville, TN 37211

(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 my hand this 31st day of January, 2007.

Richard H. Hall by Barbara Landis Guffee Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before the, the undersigned, a Notary Public in and for said State and County, Barbara Landis Guffee, Attorney-in-Fact, for Richard H. Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Richard H. Hall, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Book XXXX Page XXX Register's Office for Davidson County, Tennessee. **Inst. No. 20020813-0097897

Witness my hand and official seal at Franklin, Tennessee this 31st day of January, 2007.

Commission expires: 06/27/09

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 27, 2009

Notary Public