WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/20/07 12:26 2 pg:
Fees:13.00 Taxes:930.09

20070320-0033819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$251,375.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$251,385.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hernan Borda	New Owner	Map 83-7
(NAME)	(NAME)	
1 Waters Avenue		Parcel 16
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **LINUS PARKER HALL IV AND WIFE, LILA BUCHANAN HALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERNAN BORDA AND JAMY D. BORDA,** 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, being the westerly part of Lot No. 10 on the Plan of George C. Waters Addition to Nashville of record in Plat Book 161, page 141, Register's Office for Davidson County, Tennessee, and further described according to a survey made by Wright & Associates, 2716 Crestdale Drive, Nashville, TN 37214, License #1014, dated February 13, 1991, as follows:

Beginning at the southwest corner of the herein described tract, said point also being the common corner of Porter Road and Waters Avenue; thence with the northerly margin of Waters Avenue easterly 144.0 feet to a point; thence northerly 160.0 feet to the southerly margin of an alley; thence with said alley westerly 86.0 feet to the easterly margin of Porter Road; thence with the easterly margin of Porter Road southwesterly 174.2 feet to the point of beginning.

Being the same property conveyed to Linus Parker Hall IV and wife, Lila Buchanan Hall, by deed from Jeff E. Flickinger and wife, Melanie E. Flickingre, of record in Book 10474, page 590, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; and (b) all matters appearing on the plan of record in Book 161, page 141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1 Waters Avenue, Nashville, Tennessee 37206
(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 15th day of March, 2007.

Linus Parker Hall IV

Lila Buchanan Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linus Parker Hall IV and Lila Buchanan Hall, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public