Davidson County DEEDWARR
Recvd: 05/24/07 11:36 2 pgs
Fees:13.00 Taxes:1139.60

20070524-0061983

WARRANTY DEED

MONTE FOX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$308,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF MAY, 2007.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~. 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney E. Leach	HomeFocus Tax Svc., LLC	**83-9-372**
(NAME) **1403 Forrest Avenue**	Lender # 2318 (NAME)	
(ADDRESS) **Nashville, TN 37206**	P.O. Box 26389 (ADDRESS)	
(CITY) (STATE) (ZIP)	Richmond, VA 23260-0000 (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, **Glenn K. Haymaker, and wife Marilyn D. Haymaker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney E. Leach, unmarried and Andrew M. Perlmutter, unmarried**, 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 Lot No. 46 on the Plan of the Subdivision of A.V.S. Lindsley's 29 acre tract, as of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Glenn K. Haymaker and wife, Marilyn D. Haymaker by Warranty Deed from Overhall, Inc. dated May 26, 1999 and filed for record in Book 11503, Page 229, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1403 Forrest Avenue, Nashville, TN 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 **14th day of May, 2007**.

Glenn K. Haymaker by Marilyn D. Haymaker A Hey in Fact
Glenn K. Haymaker

Marilyn D. Haymaker
Marilyn D. Haymaker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared ~~**Glenn K. Haymaker and wife,**~~ **Marilyn D. Haymaker** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of May, 2007**.

Commission expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned Notary Public of the state and county aforesaid personally appeared Marilyn D. Haymaker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to the the Attorney in Fact of Glenn K. Haymaker, the within named bargainor and that she as such Attorney in Fact being authorized so to do by Glenn K. Haymaker executed the foregoing instrument for the purpose therein contained as the free act and deed of the said Glenn K. Haymaker as his Attorney-in-Fact.

Notary Public Justin Tatum

My Commission Expires: July 19, 2008

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008