Davidson County DEEDWARR
Recvd: 09/18/07 08:16 2 pgs
Fees:13.00 Taxes:425.50

20070918-0111446

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.

(AFFIX SEAL)

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23rd 2009

THIS INSTRUMENT WAS PREPARED BY
Esquie 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
Gabriel Fairchild	Gabriel Fairchild	**83-1-357**
(NAME) **909 Carolyn Avenue**	(NAME) 909 Carolyn Avenue	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Nashville, TN 37216	
(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, **Dorothy Darnell, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabriel Fairchild and Audra Fairchild, husband and wife**, 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. 21 on the Map of JB Hancock's Addition to East Nashville as of record in Book 57, page 133, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the southerly side of Sharpe Avenue, running back 139.01 feet on the west line and 137.92 feet on the east line to an alley and shows 50 feet on said alley.

BEING the same property conveyed to Edward Darnell and wife, Dorothy Darnell by Deed from Lincoln Trust Company, Guardian for Robert Bond Miller dated September 28th, 1998 and filed for record in Book 11153, Page 700, Register's Office for Davidson County, Tennessee. The said Edward Darnell is now deceased.

unimproved ☐

This is improved ☒ property, known as **1128 Sharpe 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this **14th day of September, 2007**.

Dorothy Darnell

Dorothy Darnell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Dorothy Darnell**, an unmarried person with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

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

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public