WARRANTY DEED

File Number: 70434

Davidson County DEEDWARR
Recvd: 11/05/07 09:17 3 pgs
Fees:18.00 Taxes:321.90
20071105-0129922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Kathleen S. Thompson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: April 28, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen S Thompson	Wells Fargo Bank, N.A.	
(NAME) 1907 Hailey Avenue	(NAME) 8480 Stagecoach Circle	081-01-0-006.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Frederick, MD 21701-4747	
(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, Veran A Fairrow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen S Thompson, a married person, 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 southwesterly part of lot no. 45 and the northeasterly part of Lot No.45 on the Plan of Haley's Subdivision of part of Block No. 5 in G. T. Sheegog's Subdivision of Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, being Lot NO. 22 of Block "B" on an unregistered plan of Haley's Subdivision of part of Block 5 in Sheegog's Subdivision, described according to a surveymade by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the northwesterly margin of Haley Avenue at a point 347.2 feet,more or less, southwest of the southwesterly margin of River Drive, said point being the corner of Lots Nos. 22 and 23 on said unregistered plan; thence with the line between said two lots northwestwardly 150 feet; thence at right angles southwestwardly 66.5 feet to the corner of Lots Nos. 21 and 22 of said unregistered plan; thence with the line between said two lots, southeastwardly 150 feet to the northwesterly margin of Haley Avenue; thence with said Avenue northeasterly 66.5 feet to the beginning.

Being the same property conveyed to Veran A. Fairrow, unmarried, from Rawleigh T. Sanders, Jr., and Donald Wayne Sanders by Warranty Deed of record on February 19, 2002 in Instrument No. 20020219-0020863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1907 Hailey Avenue, Nashville, TN 37218
(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 October, 2007.

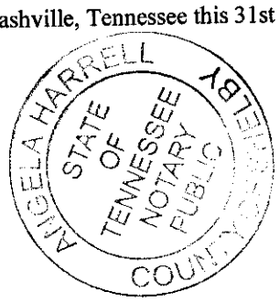
Veran A Fairrow

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 Veran A. Fairrow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Veran A. Fairrow executed the within instrument for the purposes therein contained.

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

Commission expires: 4/28/09



Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010