WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/08 15:14 2 pgs
Fees:13.00 Taxes:762.20

20081020-0105291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Fuller	NEW OWNER	083-07-0-017
(NAME) 3 Waters Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, Chad Hannah, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam Fuller, 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 PARTS OF LOT NOS. 9 AND 10 ON THE MAP OF GEORGE C. WATERS' ADDITION, OF RECORD IN BOOK 161, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF WATERS AVENUE 144 FEET EAST OF THE EASTERLY MARGIN OF PORTER PIKE; THENCE NORTHERLY 160 FEET MORE OR LESS TO AN IRON PIN IN THE SOUTH MARGIN OF A 12 FOOT ALLEY 86 FEET EAST OF THE EASTERLY MARGIN OF PORTER PIKE; THENCE EASTERLY ALONG WITH THE SOUTHERLY MARGIN OF SAID ALLEY 60 FEET TO AN IRON PIN 57 FEET WEST OF THE NORTHWEST CORNER OF LOT NO. 8 ON SAID PLAN; THENCE SOUTHERLY 160 FEET TO AN IRON PIN IN THE NORTH MARGIN OF WATERS AVENUE 58 FEET WEST OF THE SOUTHWEST CORNER OF LOT NO. 8; THENCE ALONG THE NORTH MARGIN OF WATERS AVENUE WESTERLY 70 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to CHAD HANNAH, by Quitclaim Deed from BRENDA HANNAH, of record as Instrument No. 20071127-0137663, dated October 1, 2007, said Register's Office.

This conveyance is subject to: 2008 county property taxes, a lien, but not yet delinquent; and all matters appearing on the plan of record in Plat Book 161, page 141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3 Waters 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 my hand this 7th day of October, 2008.

Chad Hannah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad Hannah, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 14th day of October, 2008.

Notary Public

My Commission Expires

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 29, 2010