Davidson County DEEDWARR
Recvd: 01/14/09 15:22 2 pgs
Fees:13.00 Taxes:869.50

20090114-0003732

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-CF-08-07

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2008.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Hadley	Thomas F. Hadley	
6312 Highway 41A, Ste. 101 (ADDRESS)	(NAME) 6312 Highway 41A, Ste. 101 (ADDRESS)	
Pleasant View, TN 37146 (CITY) (STATE) (ZIP)	Pleasant View, TN 37146 (CITY) (STATE) (ZIP)	83-9-3.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS FLOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS F. HADLEY AND WIFE, STACIA HADLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF A TRACT OF LAND MARKED D. D. PHILLIPS HOME, AS SHOWN ON THE PLAN OF D. D. PHILLIPS SILVERDENE SUBDIVISION, OF RECORD IN BOOK 421, PAGE 31, SAID REGISTER'S OFFICE, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE NOVEMBER 2, 1977 BY R. L. MONTOYA, SURVEYOR, AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF NORTH 10TH STREET, SAID POINT BEING 57.67 FEET FROM THE INTERSECTION OF MAIN STREET AND NORTH 10TH STREET; THENCE NORTH 28 DEG. 45' 42" WEST WITH THE MARGIN OF NORTH 10TH STREET A DISTANCE OF 75.00 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID MARGIN NORTH 48 DEG. 55' 58" EAST A DISTANCE OF 100.0 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 28 DEG. 45' 42" EAST A DISTANCE OF 75.0 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 48 DEG. 55' 58" WEST A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHRIS FLOWERS BY WARRANTY DEED FROM LAURA SPIVEY AS OF RECORD IN INSTRUMENT NO. 20090114-0003731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 31; BOOK 10078 PAGE 364; BOOK 10161 PAGE 1; BOOK 11625 PAGE 241; AND BOOK 982 PAGE 130; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7 North 10th Street, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of December, 2008.

Chris Flowers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Chris~~ Chris Flowers, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903