36509

WARRANTY DEED **14527**

Davidson County DEEDWARR
Recvd: 04/27/09 16:18 3 pgs
Fees:18.00 Taxes:259.00
20090427-0037968

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF APRIL, 2009.**

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Hale	**OWNER**	**060-12-0-085.00**
(NAME)	(NAME)	
4229 Cecil Court South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-1204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John Martin, Trustee of the 107 Alhambra Circle Trust**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Howard Hale**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 52, on the Map showing Subdivision of the Byronemeus 38.5 acre tract and subdivision of Lot Nos. 8 & 9 in Resubdivision as of tract composed of Lot Nos. 5 & 12 inclusive, on the Map of W.D. Dodd's Subdivision as of record in Book 874, Page 42, and being all of Lot No. 52, on the Map of Capitol View Subdivision, as shown on plat of record in Plat Book 974, Page 52 & 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 107 Alhambra Circle Trust by deed of record in Instrument 20080326-0030373, Register's Office for Davidson County, Tennessee. John Martin represents and warrants to Grantee that he is the sole Trustee of the Trust and is authorized to execute this conveyance by the Trust.

This conveyance is subject to the following:
1) Taxes for 2009 and subsequent years.
2) Restrictions, conditions, and easements as shown on the plan of record in Plat Book 974, Page 52 and 53 and Plat Book 874, Page 42, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **107 Alhambra Circle, Nashville, TN 37207**

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **27th day of April, 2009**.

107 Alhambra Circle Trust

By:
John Martin, Trustee

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Martin, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of 107 Alhambra Circle Trust, and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 27th day of April, 2009.

Commission Expires:6/18/2012

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY