WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090074754 DEEDWARR
Recvd: 11/03/09 10:16 2 pgs
Fees:13.00 Taxes:111.00
20091103-0101330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010
(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Chad Chaffin	SAME	105-4-241.00 and 105-4-239.00
(NAME)	(NAME)	
3334 Vestry Ave		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(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,

H. Verner Hall and wife, Lottie M. Hall,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Chaffin,

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:

TRACT 1
13 Lewis Street
Map/Parcel 105-4-241.00

LAND in Davidson County, Tennessee, being the North part of Lot No. 470 on the Map of Maury & Claiborne's Addition to the City of Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County, and described as follows:

BEGINNING at the Northwest corner of said Lot No. 470 and running thence southerly with Lewis Street 34 feet to the dividing line fence between Lots Nos. 11 and 13 Lewis Street, 55 feet to a point; thence northerly 9 feet to a point; thence easterly 139 feet with the boundary fence between Lots 11 and 13 Lewis Street to an alley; thence northerly with said alley to the northeast corner of Lot 470; thence westerly with the line of Lot 470 to the beginning and being now known as Lot 13 Lewis Street

BEING the same property conveyed to Harold V. Hall and wife, Lottie Hall by Warranty Deed recorded in Book 2697, Page 541, Register's Office for Davidson County, Tennessee. Harold V. Hall and H. Verner Hall being one and the same person.

TRACT 2
15 Lewis Street (unimproved property)
Map/Parcel 105-4-239.00

LAND in Davidson County, Tennessee, being the southwest corner of Lot No. 471 on Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, Pages 84 and 85 of the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 471 fronts 35 feet on the easterly side of Lewis Street and runs back between parallel lines with the northerly line of Lot No. 470, a distance of 95 feet to a dead line.

BEING the same property conveyed to H. Verner Hall and wife, Lottie Hall by Installment Deed recorded in Book 3252, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 13 and 15 Lewis Road, Nashville, TN 37210
(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 our hands this 2nd day of November, 2009.

H. Verner Hall

Lottie M. Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named H. Vernre Hall and wife, Lottie M. Hall, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

