FRN09-2436 ①

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090079859 DEEDWARR
Recvd: 11/24/09 11:46 2 pgs
Fees:13.00 Taxes:543.90
20091124-0108076

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/5/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drue E. Hackney	Suntrust Mortgage, Inc.	07207012000
(NAME)	(NAME)	
2330 Riverside Drive	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37219	
(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, Michael Sales and Theresa G. Sales, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Drue E. Hackney, 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 Lot Nos. 6 and 7 on the Plan of L.A. Warren's Resubdivision of Block "C" of R. M. Dudley's Subdivision of record in Plat Book 843, page 102, Register's Office for said County.

Said lots adjoin and front together 145.5 feet on the westerly side of Riverside Boulevard as measured around a curve, and extends back between lines, 178 feet on the north line of Lot No. 6 and 100 feet on the south line of Lot No. 7 to a dead line in the rear on which they measure 103 feet.

Tract II
A tract of land in Nashville, Davidson County, Tennessee, being located in the Southwestern Quadrant of the intersection of Riverside Drive (80' R.O.W.) and Kirkland Avenue (80' R.O.W.) and being more particularly described as follows:

Beginning at an iron pin in the Northwesterly margin of Riverside Drive, said iron pin being Southerly 285.5 feet from the Southern terminus of Kirkland Drive and being the Easterly most common corner of said tract and the Felix Sales, Etux Property as evidence in Book 4385, page 571, R.O.D.C., TN, thence 1) With said Northwesterly margin at Riverside Drive, S 63 deg. 41 min. 02 sec. N a distance of 91.06 feet to an iron pin, thence 2) Leaving said margin and severing the lands of Patrick S. Long, Etux as evidenced in Book 5545, page 37, R.O.D.C., TN, N 18 deg. 22 min. 04 sec. W a distance of 55.80 feet to an iron pin in the Southerly line of said Felix Sales Tract, thence 3) With said Southerly line, S 82 deg. 46 min. E a distance of 100.00 feet to the point of beginning and containing 2,516.17 square feet o f0.058 acres, more or less.

Being the same property conveyed to Michael Sales and Theresa G. Sales, husband and wife, by deed of record in Instrument No. 20081016-0104082, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2330 Riverside Drive, Nashville, TN 37216
(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 20th day of November, 2009.

Michael Sales

Theresa G. Sales

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 Michael Sales and Theresa G. Sales 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2009.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067