Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)

J. Carlton Drumwright State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is **$432,900.00** Affiant Subscribed and sworn to before me, this 31st day of August, 2010. Notary Public My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chad Harvey	**New Owner**	**Map 116-16-O-145.00**
4012 Wallace Lane		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary Kathleen Hailey and husband, Lambert Lehman Hailey, Jr

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

Chad Harvey, a single man

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 part of Lot No. 3 in the Division of the Lands of Henry W. Compton, deceased, of record in Plat Book 2, page 58, Chancery Court at Nashville, described as follows: BEGINNING on the Easterly margin of Vail Avenue, formerly Wallace Lane, at the Northwest corner of Lot No. 35 on the Plan of Vailwood Heights, of record in Book 1835, page 32, Register's Office for said County; thence with said Avenue, North 9 deg. 30' West 216.4 feet; thence North 81 deg. 56' East 518.9 feet, more or less, to the Western boundary line of said Vailwood Heights; thence with said Subdivision line, South 7 deg. 51' East 167 feet, more or less, to a corner in Lot No. 26, of said Subdivision; thence with said Subdivision line, South 81 deg. 07' West 515 feet to the beginning.

Being the same property conveyed to Robert Kral and wife, Mabel V. Kral, by Warranty Deed, from Robert S. Sholtes and wife, Margaret C. Sholtes, of record in Book 3933, page 557, Dated August 18, 1965. Robert Kral and wife, Mabel V. Kral conveyed their interest in said property by Quitclaim Deed, to Mary Kathleen Hailey and husband Lambert Lehman Hailey, Jr., of record in Instrument No. 20010919-0101367, Dated September 13, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All taxes for the current year and subsequent years, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20100055941 DEEDWARR
Recvd: 09/07/10 14:22 2 pgs
Fees:13.00 Taxes:1601.73
20100907-0071055

The Plan of record in Plat Book 2, page 58, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 4012 Wallace Lane, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 31st day of August, 2010.

Mary Kathleen Hailey by:
_____, attorney-in-fact
Mary Kathleen Hailey.
By: Daniel Heard, his Attorney-in-Fact

Lambert Lehman Hailey, Jr. by:
_____, attorney-in-fact
Lambert Lehman Hailey, Jr.
By: Daniel Heard, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Mary Kathleen Hailey and Lambert Lehman Hailey, Jr.** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Mary Kathleen Hailey**, and **Lambert Lehman Hailey, Jr. and** is authorized by them to execute this instrument on their behalf.

This the 31st day of August, 2010.

My Commission Expires: 9/23/13

_____
Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100412CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027