WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory, Atty. **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aubrey Hiam	Aubrey Hiam	07203008400
(NAME)	(NAME)	
P. O. Box 685	P. O. Box 685	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070-0685	Goodlettsville, TN 37070-0685	
(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, Mary A. Garton, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aubrey Hiam, 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 the easterly 50 feet of Lot No. 249 on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Mary A. Garton by Warranty Deed from Thomas R. Davis and wife, Debra G. Brooks Davis, which deed is dated July 25, 1995 and recorded in Book 9753, Page 1 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF INGLEWOOD PLACE OF RECORD IN BOOK 332, PAGE 101, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1324 Stratford Avenue, 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 my hand this 8th day of December, 2010.

Mary A. Garton

BILL GARRETT, Davidson County
Trans:T20100078001 DEEDWARR
Recvd: 12/10/10 13:15 2 pgs
Fees:13.00 Taxes:248.64
20101210-0098579

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of December, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary A. Garton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

