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

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-23-13

(AFFIX SEAL)

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Frederick Hale	New Owner	
(NAME)	(NAME)	
1807 Ashwood Avenue		**Map 104-16**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	**Parcel 122.00**
(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, **HEBER C. ROGERS AND WIFE, FRANCES CHAMBERS STREET ROGERS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAY FREDERICK HALE AND WIFE, ELIZABETH ELLISON HALE,** 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 part of Lot No. 75, all of Lot No. 142 and the westerly 5.3 feet of Lot No. 143 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Ashwood Avenue at a point 315.7 feet west of the westerly margin of 18th Avenue South, said point being 5.3 feet east of the corner of Lots Nos. 142 and 143; thence southwardly and parallel with the line between Lots 142 and 143, 175 feet to the northerly margin of an alley; thence with said alley westwardly 88.3 feet, more or less, to the west side of a stone wall at the southeast corner of the J.P. Regan lot; thence northwardly with said stone wall and with the easterly line of said Regan property 175 feet to the southerly margin of Ashwood Avenue; thence with said Avenue eastwardly 88.8 feet, to the beginning.

Being the same property conveyed to Heber C. Rogers by Quitclaim Deed from Barbara J. Moss, Trustee, of record in Book 5858, page 407, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Frances Chambers Street a one-fourth (1/4) interest by deed from Heber C. Rogers , of record in Book 5967, page 660, said Register's Office; and being the same property conveyed to Frances Chambers Street Rogers a one-fourth (1/4) interest by deed from Heber C Rogers, of record in Book 6060, page 399, said Register's Office.

Frances Chambers Street has since married and now goes by Frances Chambers Street Rogers A/K/A Frances C. Rogers.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 117, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1807 Ashwood Avenue, Nashville, TN 37212**

(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.

BILL GARRETT, Davidson County
Trans:T20110019422 DEEDWARR
Recvd: 04/04/11 10:37 2 pgs
Fees:13.00 Taxes:1572.50
20110404-0025554

Witness our hands this 31st day of March, 2011.

Heber C. Rogers

Heber C. Rogers

Frances Chambers Street Rogers

Frances Chambers Street Rogers

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Heber C. Rogers and wife, Frances Chambers Street Rogers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2011.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Robert L. Scruggs

Notary Public