SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110031849 DEEDWARRSP
Recvd: 05/27/11 14:53 3 pgs
Fees:18.00 Taxes:259.00
20110527-0040954

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Dean Passwaiter
Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May 2011

Kathleen Namitka
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHLEEN NAMITKA
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3/22/14

THIS INSTRUMENT WAS PREPARED BY (NAME)
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 150
Independence, OH 44131
216-520-0050

RT11982

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Tucker and Peggy Daniel	Roger D. Tucker & Peggy Daniel	08311008500
(NAME)	(NAME)	
800 Newhall Drive	821 Boscobel St.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Homesales, Inc.**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Roger D. Tucker**, single and **Peggy Daniel**, single, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 800 Newhall Drive Nashville 37206

(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Roger D. Tucker and Peggy Daniel, and his/her/their assigns, forever.

Said **Homesales, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Homesales, Inc.**, has executed this deed this 12 day of May, 20 11.

For the property commonly known as:
800 Newhall Drive
Nashville, TN 37206

Homesales, Inc.

HOMESALES, INC. CORPORATE SEAL 2004 DELAWARE

Melanie J. Brinkley
Vice President

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared, Melanie J. Brinkley known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of _____, ~~the Attorney in Fact of said~~ **Homesales, Inc.**, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12 day of MAY, 20 11.

Notary Public

My Commission expires: _____

CHERYL THAYER
MY COMMISSION # EE 017077
EXPIRES: August 15, 2014
Bonded Thru Notary Public Underwriters

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT11982

800 Newhall Drive
Nashville, TN 37206

0024844524

Escrow File No.: **RT11982**

EXHIBIT "A"

Situated in the County of Davidson, State of Tennessee:

Being Lot No. 7 on the Map of Eastland Acres, Section I, as of record in Book 2133, Page 103, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of Newhall Drive at the corner of Lots No. 6 and 7; thence with the line between said lots Westerly 132 feet to the corner of Lot No. 8; thence with the line between Lots 7 and 8 Southerly 120 feet to the North margin of Barclay Drive; thence with the margin of said drive, Easterly 107 feet to the beginning of a curve; thence around said curve Northeasterly 39.3 feet to the West margin of Newhall Drive, thence with the margin of the same Northerly 95 feet to the point of beginning.

Being the same property conveyed to Ordell Harris and wife, Jean Harris by Warranty Deed from J. L. Venable, Jr., John E. Venable, Ruth Garvin, Norma Yovella, Mildred Lever and Marie Lutts, dated March 23, 1984 and recorded March 28, 1984 in Book 6258, Page 559, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Ordell Harris and Theresa T. Khayyam by Quitclaim Deed from Ordell Harris, dated November 22, 1999 and recorded December 10, 1999 in Instrument No. 199912100301986, said Register's Office.

Said property being further conveyed to Homesales, Inc. by Trustee's Deed from Shellie Wallace, Successor Trustee, dated September 8, 2010 and recorded September 22, 2010 in Instrument No. 20100922-0075299, said Register's Office.