BILL GARRETT, Davidson County
Trans:T20110063480 DEEDWARR
Recvd: 10/11/11 15:15 2 pgs
Fees:13.00 Taxes:455.10
20111011-0079034

File No. 110688

WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: JULY 8, 2013
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane McKelvey Davis	Jane McKelvey Davis	120-05-0/007.00
(NAME)	(NAME)	
713 Robert Burns Drive	713 Robert Burns Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Susan Whitworth, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane McKelvey Davis, an unmarried woman, 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 No. 211 on the Plan of Glengarry Park, Section II, as of record in Book 2663, Page 124, Register's Office for said County, to which reference is hereby made for said property.

Being the same property conveyed to Susan Whitworth by deed from Jan M. Freeman, Successor Trustee, The Hoffman Family Revocable Living Trust dated 18th day of February, 2005, dated March 26, 2010 and recorded on April 5, 2010 in Instrument No: 20100405-0025004, Register's Office, Davidson County, Tennessee.

Dale Hardcastle herein joins to convey any and all right and interest he may have including but not limited to his marital rights.

This conveyance is subject to all restrictions, easements, and planning documents of record and subsequent years' taxes, a lien not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 713 Robert Burns Drive, Nashville, TN 37217
(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.

File No. 110688
Witness my hand this 10th day of October, 2011.

Susan Whitworth

Dale Hardcastle

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Whitworth and Dale Hardcastle, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 10th day of October, 2011.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public