BILL GARRETT, Davidson County
Trans:T20120062558 DEEDWARR
Recvd: 08/21/12 16:10 2 pgs
Fees:13.00 Taxes:1905.03
20120821-0075193

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $514,873.05. Affiant Subscribed and sworn to before me, this the 17th day of August, 2012. Notary Public My commission expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eugene Nelson	New Owner	
3701 Meadowbrook Avenue		091-07-0-016.00 091-07-0-018.00 091-07-0-019.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY HATCHELL, UNMARRIED, AND TARA HATCHELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE NELSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in Davidson County, Tennessee, being Lot No. 1106 and 1108, of Block 33 in Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Lot No. 1110 and 1112, of Block 33 in Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II

Land in Davidson County, Tennessee, being Lot No. 1114 and 1116, of Block 33 in Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 1114 and 1116 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Tract III

Land in Davidson County, Tennessee, being Lot No. 1118 and 1120, of Block 33 in Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's

Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 1118 and 1120 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anthony K. Hatchell and Tara M. Hatchell, single person, as tenants in common by Quitclaim Deed from Anthony K. Hatchell and Tara M. Hatchell of record at Instrument No. 20110629-0049478, Register's Office for Davidson County, Tennessee, dated June 21, 2011.

Being the same property conveyed to Anthony K. Hatchell and Tara M. Hatchell, by Deed of record at Instrument No. 20050523-0057552, Register's Office for Davidson County, Tennessee, dated May 19, 2005. (Tract I)

Being the same property conveyed to Anthony K. Hatchell and Tara M. Hatchell, by Deed of record at Instrument No. 20021120-0144203, as corrected in Instrument No. 20110629-0049477, Register's Office for Davidson County, Tennessee, dated October 23, 2002. (Tract II)

Being the same property conveyed to Anthony K. Hatchell and Tara M. Hatchell, by Deed of record at Instrument No. 20021120-0144202, as corrected in Instrument No. 20110629-0049476, Register's Office for Davidson County, Tennessee, dated October 23, 2002. (Tract III)

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

This is improved property known as 5205, 5209 and 5211 Pennsylvania Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of August, 2012.

Anthony Hatchell

Tara Hatchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Hatchell and Tara Hatchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2012.

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

Notary Public