BILL GARRETT, Davidson County
Trans:T20120073138 DEEDWARR
Recvd: 09/27/12 14:33 2 pgs
Fees:13.00 Taxes:1073.00

20120927-0088167

Warranty Deed

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2012.

Notary Public

My commission expires: 9-9-2014

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:
Kathy Hadfield Scott Hadfield	New Owner(s)	
803 Windstone Blvd.		104-10-158.00
Nashville, TN 37027		

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, **PORTIA R. MACMILLAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY HADFIELD AND SCOTT HADFIELD, WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee, being Lot No. 201 on the Map showing Dr. R. W. Grizzard's Subdivision of Part of the Bosley Tract on 32nd Avenue South, not of record, but described according to a survey made October 10, 1930, by Erie Drake, County Surveyor as follows:

Beginning at the southwest corner of Hillside or Overlook Drive and 32nd Avenue South, and running thence southerly with the westerly side of 32nd Avenue South, 195 feet to the northeast corner of Lot No. 202 on said Plan; thence southwesterly with the line between said lots Nos. 201 and 202, 40 feet to the southeast corner of Lot No. 200 on said Plan; thence northwesterly with the line between said Lots Nos. 200 and 201, 132 feet to the southeasterly margin of Hillside or Overlook Drive; thence northeasterly with the southeasterly margin of said Hillside or Overlook Drive, 100-1/3 feet to the point of beginning.

Being the same property conveyed to Portia R. MacMillan, widow by deed from David B. Woodall and wife Carol T. Woodall of record in Book 5418, page 161, Register's Office for Davidson County, Tennessee, dated April 4, 1979.

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 3201 Overlook Dr., Nashville, TN 37212.

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 21st day of September, 2012.

Portia R MacMillan by Jean M Keith as attorney in fact

Portia R. MacMillan AKA Portia R. Macmillan
by Jean M. Keith as Attorney-in-Fact

STATE OF Colorado
COUNTY OF Eagle

On this 25th day of September, 2012, before me personally appeared Jean M. Keith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Portia R. MacMillan aka Portia R. Macmillan as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Portia R. MacMillan AKA Portia R. Macmillan.

Witness my hand and seal this 25th day of September, 2012.

Carol Harper
Notary Public

My Commission Expires: 12/20/2013

CAROL HARPER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 12/20/2013