RETURN TO: Cornerstone Title & Escrow
115C Graylynn Drive
Nashville, TN 37214

WARRANTY DEED

MICHAEL P KEARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 115 C Graylynn Drive, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meagan M. Webb	Meagan M. Webb	07215027400 & 07215026500
(NAME)	(NAME)	
1508 Riverside Drive	1508 Riverside Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, I, Richard W. Hatfield, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meagan M. Webb, 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 parts of lots Nos. 11 and 12 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Plat Book 332, page 118, Register's Office for said County, and parts of lots Nos. 9, 10, 11, 12, 18, and 19 on the Map showing M. P. Estes' Subdivision of certain lots in Sharpe and Horn's Sixth Addition, as of record in Plat Book 843, page 39, said Register's Office, described together as follows: Beginning on the westerly margin of Riverside Drive at a point 200 feet north of the northerly margin of McKennel Avenue, said point being 150 feet north of the northeast corner of the property conveyed to A. C. Clifton and wife, by deed from Lillian C. Estes and husband, of record in book 785, page 580, said Register's Office; thence with said Drive northwardly 50 feet to the southeast corner of the property conveyed to D. H. Williams and wife, by deed from Percy E. Griffith and wife, of record in book 1280, page 376, said Register's Office; thence with the southerly line of said Williams' property westwardly 249.2 feet to the southeast corner of the property conveyed to D. H. Williams and wife, by deed from Moreau P. Estes and wife, of record in book 1371, page 423, said Register's Office; thence with the southerly line of said Williams property westwardly 100 feet, in all 349.2 feet to the easterly line of lot No. 8 at a point 19 feet north of the southeast corner of said lot No. 8; thence with the easterly line of lots Nos. 8 and 17 southwardly 44. 7 feet to the northwest corner of the property conveyed to Clarence Lewis by deed from Moreau P. Estes, Jr. and wife, of record in book 1227, page 220, said Register's Office; thence with the northerly line of said Lewis property eastwardly 185. 9 feet and continuing in the same direction 150 feet, in all 335. 9 feet to the beginning.

Being the same property conveyed to Richard W. Hatfield by Deed from Lorraine Bertel Radford, dated 12/27/1968 and filed for record on 12/27/1968 in Book 4296, Page 502, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1508 Riverside Drive, Nashville, TN 37206
(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.

Witness my hand this 20th day of September, 2012.

Richard W. Hatfield

BILL GARRETT, Davidson County
Trans: T20120075682 DEEDWARR
Recvd: 10/05/12 10:06 2 pgs
Fees: 13.00 Taxes: 185.00
20121005-0091348

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard W. Hatfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-8-2016

Notary Public,

