WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130033043 DEEDWARR
Recvd: 04/23/13 09:08 2 pgs
Fees:13.00 Taxes:566.10
20130423-0040068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D Hanson	New Owner	
(NAME)	(NAME)	9-12-284
560 Croley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **ERIC C. TICHENOR, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD D. HANSON AND PATRICIA M. HANSON, HUSBAND AND WIFE,** 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. 2 OF BLOCK 'C' ON THE MAP OF CROLYWOOD SUBDIVISION, SECTION TWO, AS OF RECORD IN BOOK 1130, PAGE 100, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ALAMO PLACE, THE COMMON CORNER OF LOT NOS. 2 & 3; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 104 FEET TO A POINT, THE CORNER OF LOT NO. 1; THENCE WITH THE LINE BETWEEN LOT NOS. 1 & 2, WESTERLY 185.8 FEET TO THE EASTERLY MARGIN OF CROLEY DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHEASTERLY 65 FEET TO A CONCRETE MONUMENT AND CONTINUING WITH THE SAME, IN THE SAME DIRECTION 25.1 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE AT THE INTERSECTION OF SAID DRIVE AND ALAMO PLACE; THENCE AROUND SAID CURVE, SOUTHEASTERLY 47.1 FEET TO ANOTHER CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF ALAMO PLACE; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY AROUND A SLIGHT CURVE, 105.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC C. TICHENOR BY WARRANTY DEED FROM EUGENE D. PURCELL AND WIFE, SANDRA L. PURCELL, DATED BMARCH 19, 2007 AND RECORDED IN INSTRUMENT NO. 20070321-0034151, REGEISTER'S OFFICE FOR SAID COUNTY.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 100, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 560 Croley Drive, Nashville, TN 37209
(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 12 day of April, 2013.

Eric C. Tichenor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric C. Tichenor , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of April, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

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