File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089882 DEEDWARR
Recvd: 12/01/14 14:34 2 pgs
Fees:13.00 Taxes:998.63
20141201-0110048

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $269,900.00.

Rachel Fa
Affiant

Subscribed and sworn to before me this 26 day of November, 2014.

Gregory Polzin
Notary Public
My Commission expires: 3/7/2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Cardin	First Bank	103-04-0-251.00
4206 Nevada Ave	318 Seaboard Ln, Ste 205	
Nashville, Tn 37209	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hal E. Wilson III, and Casey A. Correll**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William S. Cardin and Dana B. Cardin**, husband and wife, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northeasterly part of Block 28 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated August 15, 1985, as follows:

Beginning at a point where the southerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue, intersects with the westerly margin of 45th Avenue North, formerly 4th Street; thence with the said southerly margin, westwardly 50 feet to the northeasterly corner of Lot No. 4 on the Map of Johnson Bransford's Subdivision of the northwest part of Block 28, Sylvan Park, of record in Book 421, page 136, said Register's Office; thence leaving the southerly margin of Colorado Avenue, with the easterly line of said Lot No. 4, southwardly 160 feet to the northerly margin of an alley; *thence with the northerly margin of said alley, eastwardly 50 feet to the westerly margin of 45th Avenue North; thence with said westerly margin, northwardly 160 feet to the point of beginning.

***This call erroneously omitted from past two deeds.**

Being the same property conveyed to Hal E. Wilson III and Casey A. Correll, from Arlene Deborah Gold, by deed on May 9, 2008, of record in Instrument Number 20080512-0048609, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 104, Register's Office Davidson County, Tennessee.

This is improved property known as: **4501 Colorado Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 26, 2014.

Hal E. Wilson III

Casey A. Correll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hal E. Wilson III and Casey A. Correll** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 26, 2014

My commission expires 11-6-17

Notary Public

