WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Schree S. Hill	Schree S. Hill	08203000500 and 08203000600
(NAME)	(NAME)	
1401 Cranapple Cove	1401 Cranapple Cove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150008428 DEEDWARR
Recvd: 02/03/15 11:09 2 pgs
Fees:13.00 Taxes:832.50
20150203-0009996

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Patricia Wall, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Schree S. Hill, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
LAND IN DAVIDSON COUNTY, TENNESSEE, being the west 133 feet of Lot No. 11 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, described as follows: Said part of said lot fronts 50 feet on the east side of North First Street and runs back between parallel lines, 133 feet to a dead line.

TRACT TWO:
LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 12 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 12 fronts 50 feet on the easterly side of North First Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Patricia Wall by Quitclaim Deed in Lieu of Foreclosure from Samuel Daer and wife, Mollian Dare which deed is recorded as Instrument No. ✓20150203-0009995 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF DICKERSON PIKE AND FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF SHARPE AND HORN'S SECOND ADDITION, OF RECORD IN BOOK 161, PAGE 53, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1109 - 1111 Dickerson Pike, Nashville, TN 37207
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 29th day of January, 2015.

Patricia E. Wall

Patricia E. Wall

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia E. Wall**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
January 09, 2018

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115