# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/15 08:15 3 pgs
Fees:18.00 Taxes:584.60
**20150220-0014591**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(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 |
|---|---|---|
| Candida M. Miskell | New Owner | 05000006100 |
| (NAME) | (NAME) | |
| 3545 Dickerson Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, Aubrey L. Hiam, Co-Trustee of the Hiam Family Revocable Living Trust Agreement dated April 22, 2013 and James LaBorg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Candida M. Miskell, a single woman, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being a part of Lot No. 4 on the Map of A. C. Webb's Subdivision of the north 17.50 acres of his Demoville Tract, as of record in Book 974, Page 27, Register's Office for Davidson County, Tennessee, described as follows:

SAID LOT NO. 4 fronts 100 feet on the easterly side of Dickerson Pike, as widened, and runs back between lines as measured from the centerline of Dickerson Pike, 1403 feet, more or less, on the north line and 1382 feet, more or less, on the south line, on which it measures 100 feet, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO ALAN C. SMITH AND WIFE, MARY S. SMITH FROM THOMAS F. DAVENPORT AND WIFE, ELISE B. DAVENPORT OF RECORD IN BOOK 4706, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING an easterly portion of Lot No. 4 on the Map of A. C. Webb's Subdivision of the north 17.50 acres of his Demoville Tract, as of record in Book 974, Page 27, Register's Office for Davidson County, Tennessee and described according to a survey dated February 10, 1973, by Wayne S. Cooper, Sr., Surveyor, as follows: BEGINNING AT AN IRON PIN in a fence located 557 feet, more or less, east of the center line of Dickerson Road and being the northwesterly corner of the tract herein described and the northeasterly corner of the remaining property of Thomas F. Davenport and wife; thence South 88 deg. 15' East 837 feet to an iron pin; thence South 1 deg. 45' West 100 feet to an iron pin; thence North 88 deg 15' West 837 feet to an iron pin in a fence; thence North 1 deg. 45' East 100 feet to the beginning, containing 1.92 acres, more or less.

Being the same property conveyed to Aubrey Hiam and James LaBorg by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, which deed is of record as Instrument No. 20070905-0106365 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013 and James LaBorg by Quitclaim Deed dated January 7, 2014 from Aubrey Hiam and James LaBorg, recorded as Instrument No. 20140108-0001963, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE RIGHT-OF-WAY OF DICKERSON PIKE.

The above described property is not the principal residence of either of the Grantors herein.

unimproved ☐

This is improved ☑ property, known as 3545 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 our hands this 10th day of February, 2015.

Aubrey L. Hiam, Co-Trustee of the
Hiam Family Revocable Living Trust

James LaBorg

STATE OF TENNESSEE

COUNTY OF Davidson

*Co-Trustee of the Hiam Family Revocable Living Trust dated April 22, 2013

On this 10th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey L. Hiam* and James LaBorg**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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

# True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

