BILL GARRETT, Davidson County
Trans:T20160007719 DEEDWARR
Recvd: 01/29/16 08:15 2 pgs
Fees:13.00 Taxes:1265.40
20160129-0008720

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $342,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of January, 2016.<br><br>Notary Public<br><br>My commission expires: 7-2-2018 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Madeleine L. Teren | New Owner | |
| 3708 Hilltop Lane | | 07202007300 |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY HIRSCH AND LANA HIRSCH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADELEINE L. TEREN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 109 on the Map of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page (s) 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Charlie Brown McGraw and wife, Thelma Ruth McGraw by Warranty deed from Wynn Properties, Inc. of record in Book 3570, page 289, Register's Office for Davidson County, Tennessee, dated March 1, 1963 and recorded on May 29, 1963.

Being a portion of the same property conveyed to Charlotte Avant, unmarried by Warranty deed from Charlie Brown McGaw and Thelma Ruth McGaw of record in Instrument No. 20140530-0046484 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on May 30, 2014.

Being a portion of the same property conveyed to Anthony Hirsh and Lana Hirsh by Warranty deed from Charlotte Avant, unmarried of record in Instrument No. 20150519-0046189 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 19, 2015.

Being the same property conveyed to Anthony Hirsch and Lana Hirsch, husband and wife by Quitclaim deed from Anthony Hirsch and Lana Hirsch, husband and wife of record in Instrument No. 20150615-0056866 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 15, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3708 Hilltop Lane, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of January, 2016.

**Anthony Hirsch**

**Lana Hirsch**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Hirsch and Lana Hirsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018