BILL GARRETT, Davidson County
Trans: T20160058310 DEEDWARR
Recvd: 07/08/16 11:27 2 pgs
Fees: 13.00 Taxes: 814.00
20160708-0070057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 08/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAUNA HOYAL, UNMARRIED WOMAN	New Owner (NAME)	04107003800
1257 Old Hickory Blvd (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lois H. Miller, unmarried and Edwin F. Madrigal, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAUNA HOYAL, UNMARRIED WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 35 ON THE UNRECORDED PLAN OF THE G. GILBERT LOWE LANDS ACCORDING TO A SURVEY BY GEORGE W. WATKINS, SURVEYOR, ON JULY 15, 1952, AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDE OF OLD HICKORY BOULEVARD, SAID POINT BEING THE COMMON FRONT CORNER OF TRACTS 35 AND 36 ON SAID PLAN; THENCE CONTINUING ALONG THE SOUTHWESTERLY SIDE OF SAID BOULEVARD 244.6 FEET TO A POINT; THENCE WESTERLY 60.6 FEET TO A POINT; THENCE SOUTHERLY 375.7 FEET TO A POINT, THE, THE COMMON REAR CORNER OF TRACTS 35 AND 36; THENCE IN A NORTHEASTERLY DIRECTION 285.5 FEET TO THE POINT OF BEGINNING.
INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE SOUTHEASTERLY 60 FEET OF TRACT 35 ON THE PLAN OF G. GILBERT LOWE LANDS, NOT OF RECORD, DESCRIBED IN PART ACCORDING TO A SURVEY BY T. R. SANFORD, SURVEYOR, SEPTEMBER 21, 1956, AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE SOUTHERLY SIDE OF OLD HICKORY BOULEVARD AT THE COMMON CORNER OF TRACT NO. 35 AND NO. 36; THENCE WITH THE LINE BETWEEN SAID TRACTS, 285.5 FEET TO AN IRON PIN IN A FENCE LINE; THENCE NORTHWARDLY WITH SAID FENCE LINE 60 FEET TO A POINT; THENCE ALONG A LINE 60 FEET FROM A PARALLEL WITH THE COMMON LINE BETWEEN TRACTS 35 AND 36, 250 FEET MORE OR LESS, TO THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE MARGIN OF SAID BOULEVARD, SOUTHEASTLY 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOIS H. MILLER AND EDWIN F. MADRIGAL, BY DEED FROM ANDREW M. CUOMO, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., OF RECORD IN INSTRUMENT NO. 200004030032797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1257 Old Hickory Blvd., 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

WARRANTY DEED
(Continued)

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/our hand(s) this 5th day of July, 2016.

Lois H. Miller

Edwin F. Madrigal

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lois H. Miller, unmarried and Edwin F. Madrigal, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of July, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072