Bill Garrett Davidson County
Batch# 8543 DEEDWARR
10/04/2017 03:00:58 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20171004-0101935

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 29th day of September, 2017. Carmen Coats Notary Public My commission expires:

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:
Brandon Thornberry	New Owner	08106009000, 08115033600 & 05003000600
718 McFerrin Avenue		
Nashville, TN 37206		

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, **JEFFREY L. HALE, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON THORNBERRY, A MARRIED MAN**, 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:

Tract 1 (1904 28th Ave. N., 08106009000)

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cumberland Gardens, of record in Plat Book 2900 Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2 (1608 Knowles St., 08115033600)

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Underwood Plan, of record in Plat Book 21, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 50 feet on the Northerly side of Knowles, formerly Thompson Street, and extends back between parallel lines 162 feet to an alley.

Tract 3 (3301 Brookdale Dr., 05003000600)

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section III, Willow Creek of record in Plat Book 5200, Page 631, 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 the same property conveyed to Jeffrey L. Hale by Warranty deed from Mary P. Harbour, Izora Hurd, Leithelia Frierson, Alfred Lee, Gabrielle Lee, James Lee and Grizeldra Stroud of record in Instrument No. 20060712-0083533 Register's Office for Davidson County, Tennessee, dated June 02, 2006 and recorded on July 12, 2006.

This is improved property also known as 1904 28th Ave. N, Nashville, TN 37208.

Being the same property conveyed to Ricky L. Caldwell, Sr. by Warranty deed from Jeffrey L. Hale of record in Book 7852, page 18, Register's Office for Davidson County, Tennessee, dated May 01, 1989 and recorded on May 30, 1989.

Being the same property conveyed to Jeffrey L. Hale by Quitclaim deed from Ricky L. Caldwell, Sr. of record in Book 8275, page 455, Register's Office for Davidson County, Tennessee, dated May 01, 1990 and recorded on January 14, 1991.

This is improved property also known as 1608 Knowles St, Nashville, TN 37208.

Being the same property conveyed to Jeffrey L. Hale by Warranty deed from Dorothy Horner, unmarried of record in Book 11250, page 181, Register's Office for Davidson County, Tennessee, dated December 11, 1998 and recorded on December 14, 1998.

This is improved property also known as 3301 Brookdale Drive, Nashville, TN 37207.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real properties.*

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.

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 29th day of September, 2017.

Jeffrey L. Hale

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 Jeffrey L. Hale, 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 29th day of September, 2017.

Notary Public

My Commission Expires:

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