Bill Garrett Davidson County
Batch# 42701 DEEDWARR
12/29/2017 10:46:58 AM 2 pgs
Fees: $13.00 Taxes: $858.03
20171229-0132331

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,900.00.

Andrea D Cornwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrea D. Cornwell	Landmark Community Bank	#096090B01200
(NAME) 3024 Whitland Crossing Drive	(NAME) 1013 16th Ave. South	
(ADDRESS) Nashville, TN 37214-3567	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($231,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
HENRIETTA HALE, TRUSTEE OF THE HENRIETTA HALE REVOCABLE LIVING TRUST,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ANDREA D. CORNWELL, A SINGLE WOMAN,
HEREINAFTER CALLED THE GRANTEES, 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. 3024, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and Instrument 20070816-0098067 and Instrument 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Henrietta Y. Hale, Trustee of the Henrietta Hale Revocable Living Trust by deed from Henrietta Y. Hale, of record in Instrument 20120703-0058591, dated June 28, 2012, Register's Office for said County. See also prior deed of record in Instrument 20120503-0037953, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113, Instrument 20070816-0098067, Instrument 20101112-0091023; Instrument 20101026-0085599; and Instrument 20171013-0105416, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20070430-0051183, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20070302-0025663, said Registers' Office.

Henrietta Y. Hale and Henrietta Hale being one and the same person.

unimproved ☐
This is improved ☒ property, known as 3024 Whitland Crossing Drive, Nashville, TN 37214-3567
(House No.) (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 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 our hands this 28th day of December, 2017.

Henrietta Hale, Trustee
Henrietta Hale, Trustee of the Henrietta Hale
Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DEKALB

On this 28th day of December, 2017, before me personally appeared Henrietta Hale, Trustee of the Henrietta Hale Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee of the Henrietta Hale Revocable Living Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at DeKalb County, Tennessee this 28th day of December, 2017.

Commission Expires: 11-4-2019

Tish Summers
Notary Public

TISH SUMMERS
NOTARY PUBLIC AT LARGE
DeKALB COUNTY, TN