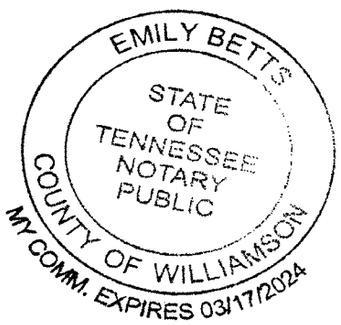
Karen Johnson Davidson County
Batch# 562572 DEEDWARR
01/27/2021 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20210127-0012177



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2021.

Notary Public

My commission expires: 3/17/24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Myles Anthony Hale	**New Owner**	**060-07-0-008.00**
2945 Lyndale Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joey W. Hale, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myles Anthony Hale, a single man

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:

TRACT 1:

Being Lot No. 103 on the Map of Hillhurst Acres, Section I, of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Lyndale Drive, the common corner of Lots Nos. 103 and 104; thence with the line between said lots westerly 269.2 feet to a point; thence southerly 230 feet to a point in the northerly margin of Richmond Hill Drive; thence with the margin of the same easterly 192.47 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.27 feet to a point in the westerly margin of said Lyndale Drive; thence with the margin of the same northerly 125.7 feet to the point of beginning.

TRACT II:

Being part of Lot No. 102 on the Plan of Hillhurst Acres, Section I, of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 74.5 feet on the north side of Richmond Hill Drive, as measured around a curve, and extends back 374 feet on the east line and 288 feet on the west line, being a broken line, to a dead line in the rear on which it measures 80.7 feet.

INCLUDED in the above description but EXPRESSLY EXCLUDED from this conveyance is the following: Beginning at the point of intersection of the existing east margin of I-65 and the southeast boundary of the Metropolitan Government of Nashville and Davidson County property; thence with said boundary northeasterly 65 feet, more or less to a point, said point being 117.69 feet right of I-65 proposed centerline station 282+27.01 thence with the proposed east margin of said road south 25 degrees 23 minutes 07 seconds West 262.02 feet to a point, said point being 85.24 feet right of I-65 proposed centerline station 279+55.69; thence with said existing margin

northerly 209 feet, more or less to the point of beginning, containing 0.1 12 acres.

Being the same property conveyed to Joey W. Hale, by Warranty Deed, from Theda L. Howell, unmarried, dated August 27, 1996, of record in Book 10174, Page 422, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Joey W. Hale and wife, Yvette Renee Hale, dated July 25, 2003, of record in Instrument No. 20030807-0112800, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Joey W. Hale, by Quitclaim Deed, from Yvette R. Hale, pursuant to divorce, Davidson County Circuit Court Case No. 15D-968, dated August 5, 2015, of record in Instrument No. 20150924-0097048, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2444, Page 32, amended in Book 2446, Page 47, Register's Office for Davidson County, Tennessee.
Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8333, Page 46, Register's Office for Davidson County, Tennessee.
Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20120914-00832726, Register's Office for Davidson County, Tennessee.
The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on premises and the natural unobstructed flow thereof.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2945 Lyndale Drive, Nashville, TN 37207

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 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 26th day of January, 2021

Joey W. Hale

Joey W. Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of January, 2021, before me personally appeared Joey W. Hale, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of January, 2021.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: **20-144**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021