RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **15th** day of **May, 2001** between **Claudia Hitchcock**, , GRANTOR, and Jeffrey Rymer, unmarried , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**Land in Davidson County, Tennessee, being Easterly 50 feet of Lot No. 14, Richland Realty Company's Division "A" Book 161, page 151, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Claudia T. Hitchcock, a single person by Warranty Deed from Joseph T. Clark, a single person of record in Record Book 10011, page 825, Register's Office for Davidson County, Tennessee.**

**This property is subject to all matters appearing on subdivision plat of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.**

**Subject to Easement to Metro Government of record in Book 10928, page 523, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Rutherford County, Tennessee.**

**Improved property known as 3803 Richland Ave. Nashville, Tennessee 37205.**

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), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **15th** day of **May, 2001.**

Claudia Hitchcock by Wayne Morris as attorney-in-fact

**Claudia Hitchcock**

Davidson County DEEDWARR
Recvd: 06/12/01 11:28 2pgs
Fees:11.00 Taxes:1924.00
20010612-0061768

County of Davidson

State of Tennessee

On the 15th day of May, 2001, before me personally appeared Wayne E. Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Claudia Hitchcock, as his/her attorney in fact and acknowledged that Wayne E. Morris executed the same as the free act and deed of the said Claudia Hitchcock. Said Power of Attorney being recorded in ~~Book~~ 20010612 ~~page~~ 0061767 Register's Office for said County and State.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $**520,000.00**

Affiant

Subscribed and sworn before me this 15th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10-25-2003

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**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Jeff Rymer

**Send Tax Bills to:**

Jeffrey Rymer
3803 Richland Avenue
Nashville, TN 37215

**Map & Parcel Number:**

104-09-103