WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/01 15:24 2pgs
Fees:13.00 Taxes:2553.00

20011219-0140289

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Donna Dugger Scudder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

F-0436

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Dugger Scudder Thomas Henry Scudder, Jr. (NAME)	SAME (NAME)	146-02-0-011.00
856 Tyne Blvd. (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Fifth Third Investment Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Dugger Scudder and Thomas Henry Scudder Jr.* 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: *wife and husband

Land in the 7th formerly in the 11th Civil District of Davidson County, Tennessee, being part of the John Overton Property, as of record in Book 421, Page 160, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 16, 1948, as follows:

BEGINNING on the northerly margin of Lealand Section Tyne Boulevard at the southwest corner of the property conveyed to Susan Anderson Cheek by deed from John H. Cheek and wife, of record in Book 1157, Page 657, Register's Office for said County, thence with said Cheek's westerly line northwardly 544.5 feet; thence north 89 deg. 44'west 332.73 feet to the easterly margin of a 30 foot lane; thence with the same south 2 deg. 20' 40" west 544.86 feet to the northerly margin of Tyne Boulevard; thence with the same south 89 deg. 44'35" 355.02 feet to the beginning.

Being the same property conveyed to Fifth Third Investment Company by Substitute Trustee's Deed of record in Instrument No. 20010402-0031794, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
2) All restrictions of record; 3) All easements of record; All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 856 Tyne Blvd., Nashville, TN 37220
(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 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 hand this 30th day of November, 2001.

Nicole Nelson
Nicole Nelson

Amanda J. Giordano
Amanda J. Giordano

Fifth Third Investment Company

By:
Fifth Third Investment Co.
Steve Giordullo, Assistant Vice President

STATE OF Ohio
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve Giordullo with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Asst. Vice President respectively of the Fifth Third investment Company the within named bargainor, and corporation, and that he/she as such Asst Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steve Giordullo as such Asst Vice President.

Michelle L Trimpe
Notary Public

My Commission Expires: 8-26-04

NOTARIAL SEAL STATE OF OHIO

MICHELLE L. TRIMPE
Notary Public, State of Ohio
My Commission Expires Aug. 26, 2004

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027