WARRANTY DEED

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Murray Somerville	Murray Somerville	143-6-A-43CO
(NAME) 225 Harpeth Wood. Drive	(NAME) 225 Harpeth Wood Drive	Davidson County DEEDWARR Recvd: 06/19/03 08:16 2pgs Fees:13.00 Taxes:1054.50
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	20030619-0084530
(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, **CARL MICHAEL ALLBEE, SR. AND WIFE, MARY E. ALLBEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MURRAY SOMERVILLE AND WIFE, HAZEL SOMERVILLE,** 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. 9 on the plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, Page 556, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and exact description.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Carl Michael Allbee, Sr. and wife, Jane Lee Allbee by deed from Jerome L. Rosenblum, as to a three-fourths undivided interest and Bernard D. Goldstein, Trustee, as to a one-fourth interest of record in Book 6168, Page 738 Register's Office for Davidson County, Tennessee. The said Jane Lee Allbee is now deceased. The said Carl Michael Allbee, Sr. is now married to Mary E. Allbee.

unimproved ☐

This is improved ☒ property, known as **225 Harpeth Wood Drive, Nashville, TN 37221**
(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 our hands this 17th day of June, 2003.

Carl Michael Allbee Sr.

Mary E. Allbee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Michael Allbee Sr. and Mary E. Allbee, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2003.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003