WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/6/06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/03 13:00 2pgs
Fees:13.00 Taxes:1027.68
20030717-0100441

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0274

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne T. Ballard	Pulte Mortgage Corporation	117-04-0-211.00
(NAME)	(NAME)	
1904 Cedar Lane	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Englewood, CO 80012	
(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, Thomas R. Goldsmith and wife, Renee Elder Goldsmith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne T. Ballard, unmarried and Betty June Hawkins, unmarried, 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: as Joint Tenants with the right of survivorship and not as Tenants in Common

TRACT 1:
Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A. B. Montgomery Lands, as of record in Plat Book 1, Page 22, of the Chancery Court at Nashville, described, according to a copy of a survey thereof made February 27, 1940, by Blancard & Parrish, Engineers, as follows:

Beginning at a point in the northerly margin of Ellenway or Cedar Lane, the southeast corner of a lot conveyed to F.W. Springer and wife, by deed from A. G. Morris and wife, of record in Book 1092, Page 160, Register's Office for said County, also being the most southerly point in a triangular strip conveyed to F. W. Springer and wife, by deed from Walter Stokes and wife, of record in Book 1110, Page 608, said Register's Office; thence easterly, along the northerly margin of Cedar Lane, 85 feet to a point which is 15.9 feet west of the southwest corner of the lot conveyed to O. B. Fuson and wife, by deed from Walter Stokes and wife, of record in Book 1092, Page 158, said Register's Office; thence northerly 165 feet to the south line of a 5 foot strip reserved for a pipe-way at an iron pin which is 13.9 feet west of Fuson's northwest corner; thence along the southerly margin of said reserved strip westerly 137 feet, more or less, to the northeast corner of the triangular strip conveyed to F. W. Springer and wife, above mentioned; thence along Springer's easterly line, southerly 165 feet to the point of beginning.

Being the same property conveyed to Thomas R. Goldsmith and wife, Renee Elder Goldsmith, by Warranty Deed from Dan B. Sargent and Mary Frances Sargent Davis and Edna Brownlee Sargent, Heirs-at-Law of Earl F. B. Sargent, dated May 3, 1991, of record in Book 8346, Page 980, Register's Office for Davidson County, Tennessee.

AND

TRACT 2:
Land in Davidson County, Tennessee, as follows, to wit:

Beginning at an iron pin in the north line of Cedar Lane 215 feet west of the northwest intersection of said Lane and Battery Place, being the southwest corner of the property conveyed to O. B. Fuson and wife, by deed of record in Book 1092, Page 158, Register's Office for said County; thence along Fuson's westerly line northerly 165 feet to an iron pin in the southerly margin of a 5-foot reserved strip for a pipe-way, which pin is 225 feet west of the westerly margin of Battery Place; thence along the southerly margin of said 5-foot reserved strip 13.9 feet to an iron pin, the northeast corner of a part of said lot conveyed to A. G. Morris by deed of record in Book 1092, Page 174, said Register's Office; thence along Morris' easterly line southerly 165 feet to an iron pin in the northerly margin of Cedar Lane; thence with the margin of the same easterly 15.9 feet to the point of beginning.

Being the same property conveyed to Thomas R. Goldsmith and wife, Renee Elder Goldsmith, by Quitclaim Deed from Dan B. Sargent and Mary Frances Sargent Davis and Edna Brownlee Sargent, Heirs-at-Law of Earl F. B. Sargent, dated May 3, 1991, of record in Book 8348, Page 21, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1904 Cedar Lane, Nashville, TN 37212

(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 9th day of July, 2003.

Thomas R Goldsmith by Renee Elder Goldsmith atty in fact

Thomas R. Goldsmith by Renee Elder Goldsmith, Attorney in Fact

Renee Elder Goldsmith

Renee Elder Goldsmith

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 Renee Elder Goldsmith the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of July, 2003.

Commission expires: 4/16/06

Notary Public

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Renee Elder Goldsmith, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Thomas R. Goldsmith, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Thomas R. Goldsmith. Witness my hand and Notarial Seal this 9th day of July, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212