WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/29/06

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 29, 2006

Davidson County DEEDWARR
Recvd: 12/09/03 14:40 2pgs
Fees:13.00 Taxes:1803.75

20031209-0176552

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hitchock	Wells Fargo	130-05-30
(NAME)	(NAME)	
258 Harding Place	3601 Minnesota Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Bloomington, MN 55435-5284	
(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, Elliott Leon Stromatt, Jr, and wife, Beth Ann Stromatt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Hitchcock, 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. 14 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, page 94 and 95, said Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 60 feet on the Northeasterly side of Harding Place, formerly Westover Drive, and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Elliott Leon Stromatt Jr., and wife Beth Ann Stromatt by deed from Charles Debray and wife, Frances Debray, of record in Instrument No. 20010824-0091657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 94-95, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 258 Harding Place, Nashville, TN 37205

(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 26th day of November, 2003.

Elliott Leon Stromatt Jr

Beth Ann Stromatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elliott Leon Stromatt, Jr. and Beth Ann Stromatt, the within named 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.

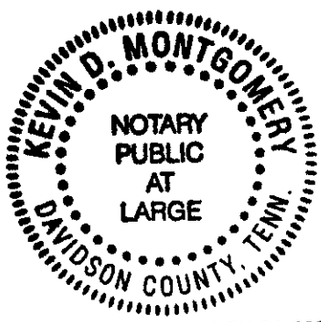
Witness my hand and Official seal this 11/26/2003.

Comm. Expires:_____

Notary Public

File No. 1031031123

Premier Escrow, LLC
4301 Hillsboro Rd., Ste 300
Nashville, TN 37215



My Commission Expires NOV. 24, 2007