Box 58-A

Please return to:
Grissim Title & Escrow , LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/30/04 15:39 2pgs
Fees:13.00 Taxes:1517.00

20040630-0078057

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Gigi Gaskins	Same as new owner	105-13
2112 15th Avenue, South		GROUP
Nashville, Tennessee 37212		PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **********Four Hundred Ten Thousand Dollars and Zero Cents ($410,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edward Gale White and wife, Tina S. White, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gigi Gaskins, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 286 on the Plan of the Resubdivision of part of Belmont Land Company's Subdivision of Belmont Heights of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 286 fronts 50.1 feet on the easterly side of 15th Avenue, South, formerly Washington Street, and runs back 133.7 feet on the southerly line and 137.9 feet on the northerly line to an alley, measuring 50.0 feet thereon.

BEING the same property conveyed to Edward Gale White and wife, Tina S. White, by deed from Joseph H. Davis, unmarried, of record as Instrument No. 20030909-0131641 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2112 15th Avenue, South, Nashville, TN 37212

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, his/her heirs and assigns forever; and we do covenant with the said

Grantee 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 Grantee, his/her 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 10th day of June, 2004.

Edward Gale White

Tina S. White

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Edward Gale White and Tina S. White, 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 10th day of June, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee