Davidson County DEEDWARR
Recvd: 07/07/04 11:16 2 pgs
Fees:13.00 Taxes:503.94
20040707-0080528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,200.00

Robert Velvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2004.

Mitchell A. Watts
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
Anthony Gast	Columbia National Inc	83-13
1309 Boscobel Street	7142 Columbia Gateway Dr	GROUP
Nashville, Tennessee 37206	Columbia MD 21046-2182	PARCEL 155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Six Thousand Two Hundred Dollars and Zero Cents ($136,200.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert George Velvin, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Anthony Gast and wife, Beth Gast, 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.

BEING Lot No. 153 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 153 fronts 50.0 feet on the northerly side of Boscobel Street and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Robert George Velvin by deed from William H. Cates and wife, Reba G. Cates, and Anthony L. Cates and wife, Deborah S. Cates, of record in Book 11281, page 613, Register's Office for Davidson County, Tennessee.

Christina van Houcke, spouse of Robert George Velvin, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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 1309 Boscobel Street, Nashville, TN 37206

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 I do covenant with the said Grantees that I 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 I do further covenant and bind ourselves, my 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 6th day of July, 2004.

Christina van Houcke

Robert George Velvin

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 Robert George Velvin and Christina van Houcke, 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 6th day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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