WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

Leah S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: July 29, 2005.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/09/04 11:23 2pgs
Fees:13.00 Taxes:273.43

20040809-0095752

NOTARY PUBLIC AT LARGE
GEORGE CRAWFORD IRVIN
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
ESQUIRET TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEAH S. SMITH	Wells Fargo Bank, N.A.	73-7-186
(NAME)	(NAME)	
2214 A CABING HILL ROAD	11301 Carmel Commons Blvd	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Charlotte, NC 28226	
(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, **TWO RIVERS DUPLEXES, A JOINT VENTURE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH S. SMITH**, 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 lying and being in the Second Civil District of Davidson County, Tennessee, to wit;
Being Lot No. 52A, of Zone Lot Division of Lots 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53, Section 3, Cabin Hill Subdivision, as recorded in Book 62520, Page 361, being a revision of Section 3, Cabin Hill, of record in Book 5200, Page 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Two Rivers Duplexes, a joint venture, by Warranty Deed from Cabin Hill Associates, a Tennessee general partnership, of record in Book 6245, Page 155, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2214 A CABING HILL ROAD, NASHVILLE, TN 37214

(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 my hand this 6th day of August, 2004.

TWO RIVERS DUPLEXES

By: _____
FRANK GHERTNER
MANAGING PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR THE SAID STATE AND COUNTY AFORESAID, PERSONALLY APPEARED **FRANK GHERTNER**, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON **HIS** OATH ACKNOWLEDGED **HIMSELF** TO BE THE **MANAGING PARTNER** RESPECTIVELY OF **TWO RIVERS DUPLEXES, A JOINT VENTURE** THE WITHIN NAMED BARGAINOR, AND CORPORATION, AND THAT **HE** AS SUCH **MANAGING PARTNER**, BEING AUTHORIZED SO TO DO, EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY THE SAID **FRANK GHERTNER** AS SUCH **MANAGING PARTNER**.

Witness my hand and official seal at Nashville, Tennessee this 6th day of August, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

