File No. 40661

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227970.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/20/07

LOIS J. WHEELER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen P. Spears	Fremont Investment & Loan	102-15-67
(NAME)	(NAME)	
741 Templeton Drive	175 N. Riverview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Anaheim, CA 92808	
(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, Scott Jon Witterholt and wife, Jennifer Witterholt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen P. Spears and wife, Colleen V. Sheppard, 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. 249 on the plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Jon Witterholt by deed from Mary Katherine Ewing, Fran E. Pfahl and Ernest Leroy Ewing, Jr. as devisees under the will of Mary Lu Ewing, dated February 27, 1998 of record in Book 10818, Page 581, said Register's Office and further conveyed to Scott Jon Witterholt and wife, Jennifer Witterholt by Quitclaim Deed dated December 19, 2002, of record in Instrument #20030110-0004513, Register's Office, Davidson County, Tennessee.

Subject to a(n) easement of record in Book 5289, Page 173, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 741 Templeton Drive, 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 20th day of August, 2004.

Scott Jon Witterholt

Jennifer Witterholt

Davidson County DEEDWARR
Recvd: 08/24/04 12:56 2pgs
Fees:13.00 Taxes:843.49

20040824-0102150

File No. 40661
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Jon Witterholt and wife, Jennifer Witterholt, the bargainor(s), 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 20th day of August, 2004.

Commission expires: 11/20/07

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public