Box
36

Davidson County DEEDWARR
Recvd: 11/02/04 13:29 2pgs
Fees:13.00 Taxes:1036.00

20041102-0131788

# WARRANTY DEED

G-MM-04-6404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Evan M. Saltmarsh | SAME (NAME) | |
| 6404 Holly Trace Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | | 155-16-A-390 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER P. NEGVESKY AND NICOLE D. NEGVESKY, HUSBAND AND WIFE,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVAN M. SALTMARSH AND WIFE, ~~EUDREE E.~~ SALTMARSH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Eudree AOC

Lot 390, TRACESIDE, SECTION 11, as shown on plat of record in Plat Book 11170, pages 59 thru 61 and Instrument No. 20000922-0094253 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher P. Negvesky and Nicole D. Negvesky, husband and wife, by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded the 4th day of January, 2002 in Instrument No. 20020104-0001533, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 11170, pages 59-61; Plat Book 7900, page 705; Instrument No. 20000922-0094253; Book 11483, page 98; Book 11483, page 104; Book 9236, page 504; Book 9435, page 493; Instrument No. 20001114-0112667; Instrument No. 20010116-0004786; Instrument No. 20020111-0004996; Instrument No. 20020116-0006610; Book 9668, page 899; Book 9668, page 894; Instrument No. 20010221-0016218; Book 7598, page 747 and Instrument No. 20000202-0010812, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 6404 Holly Trace Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 27th day of October, 2004.

Christopher P. Negvesky

Nicole D. Negvesky

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher P. Negvesky and Nicole D. Negvesky, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2004.

Amy Adams Gowan
Notary Public

My Commission Expires:

(SEAL)




NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
December 25, 2006
STATE OF TENNESSEE

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903