WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/04 08:19 2pgs
Fees:13.00 Taxes:962.00

20041130-0141789

State of Tennessee)
County of Davidson)

04-10-031-DA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of November, 2004

Notary Public

My Commission Expires:

BYTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2008

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Stephen R. Gorman	Countrywide (Home Loans)	103-12
(NAME)	(NAME)	
3816 Central Avenue	P.O. Box 650009	269.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX 75265-0009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Stephen Robinson Wherry, AN UNMARRIED MAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen R. Gorman, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 214 and the West 5 feet of Lot No. 215, of Richland Realty Company's Second Subdivision, Division B, of record in Plat Book 332, Page 92, Register's Office for DAVIDSON County, Tennessee. SAID Lot No. 214 and the West 5 feet of Lot No. 215 Front together 50 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

BEING the same property conveyed to ALICE RHEA WHERRY, by Deed from JOHN MAXEY WHERRY, Dated May 26, 1944, of record in Book 1281, Page 616, Register's Office for DAVIDSON County, Tennessee.
ALICE RHEA WHERRY is now DECEASED and Said Property having been devised to a Testamentary Trust and under the terms of said Trust, it was terminated and all property of said Trust was distributed to STEPHEN ROBINSON WHERRY, of record in DOCKET NO. 96373, Probate Clerk's Office for DAVIDSON County, Tennesee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 3816 Central Avenue, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, MY hand, this 12th day of November, 2004.

Stephen Robinson Wherry

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Robinson Wherry, AN UNMARRIED MAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of November, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.