WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$14,900.00**

Affiant

NOTARY PUBLIC AT LARGE Bertie Jo Whitaker My Commission Expires September 22, 2007 STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-22-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T & T Building Contractors, LLC	New Owner	Map 60-11A
(NAME) 4928 Albert Fentress	(NAME)	Parcel 53
(ADDRESS) Greenbrier, TN 37073	(ADDRESS)	
(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, **Matt Ward**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T & T Building Contractors, LLC, a Limited Liability Company ,** 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 in Davidson County, Tennessee, being Lot No. 69 on the Plan of Pine Ridge, Section Four, as of record in Book 9700, page 178, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Matt Ward by deed from Union Planters Bank of Middle Tennessee, N.A., of record in Book 9981, page 699, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/02/04 10:40 2pgs
Fees:13.00 Taxes:55.13
20041202-0143530

unimproved ☒

This is improved ☐ property, known as **609 Merrylodge Court, Nashville, TN 37207**
(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 24th day of November, 2004.

Matt Ward

Matt Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATT WARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of November, 2004.

Bertie Whitaker
Notary Public

My Commission expires:
09-22-07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE