Davidson County DEEDWARR
Recvd: 12/06/04 11:01 2pgs
Fees:13.00 Taxes:721.50
20041206-0144739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: . 10-12-05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Lisa A. Ferlauto | Ferrara Mortgage, Inc. | 117-2 |
| 2306 Sharondale Drive | 6333 East Mockingbird Lane #235 | GROUP |
| Nashville, Tennessee 37215 | Dallas, TX 75214 | PARCEL 229 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Ninety Five Thousand Dollars and Zero Cents ( $195,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert A. Dedman, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lisa A. Ferlauto, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 2-A on the Plan of the Zone Lot Division of Lots 1 and 2 of the Resubdivision of Lot #14, Sharondale, of record in Plat Book 6050, page 238, as amended in Book 6900, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Robert A. Dedman, an unmarried person, by deed from Joel A. Goldberg, an unmarried person, of record as Instrument No. 200006010054443 in the Register's Office for Davidson County, Tennessee.

Suzanne W. Higgins, spouse of Robert A. Dedman, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2306 Sharondale Drive, Nashville, TN 37215

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 2nd day of December, 2004.

Suzanne W. Higgins

Suzanne W. Higgins

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

Robert A. Dedman

Robert A. Dedman

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert A. Dedman and Suzanne W. Higgins, and acknowledged that he executed the same as the free act and deed of the said Robert A. Dedman and Suzanne W. Higgins.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2004.

Commission expires: 03.22.2009

Jason Chaffin

Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE