STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Lindsey Smith-Trostle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2005.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/07/05 10:19 2 pgs
Fees:13.00 Taxes:299.70
20050207-0013912

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
Lindsey Smith-Trostle	Pulte Mortgage, LLC	092-13-0
332 Chamberlin Street	7475 South Joliet Street	GROUP
Nashville, Tennessee 37209	Englewood, CO 80112	PARCEL 294.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty One Thousand Dollars and Zero Cents ($81,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Grace Nelson, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lindsey Smith-Trostle, unmarried, and Wendy A. Smith, married, 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. 10 of Block 26 on the Plan of Plummer Place Subdivision as of record in Plat Book 161, page 39, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Grace F. Thompson and Donald Ray Binkley, Jr., by deed dated October 25, 1984, from Archie C. Bryant and wife, Linda W. Bryant, of record in Book 6414, page 180, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Grace Nelson by Trustee's Deed dated August 3, 1998, from David G. Rogers, Trustee In Re: Bankruptcy for Donald Ray Binkley and Susan Leigh Binkley of record in Book 11053, page 474, said Register's Office; the said Grace F. Thompson being one and the same person as Grace Nelson.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record; and (3) property taxes for the current year which have been prorated between the parties and assumed by Grantee herein.

unimproved ☐

This is improved ☒ property known as 332 Chamberlin Street, Nashville, TN 37209

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 I do covenant with the said Grantees 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 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 3rd day of February, 2005.

Grace Nelson
Grace Nelson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Grace Nelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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