20569

(5) Book 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $412,500.00.

Martin S Meyer
Affiant

Subscribed and sworn to me on March 4, 2005.

Amy Adams Gowan
NOTARY PUBLIC

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

Davidson County DEEDWARR
Recvd: 03/07/05 14:52 2 pgs
Fees:13.00 Taxes:1526.25

20050307-0024858

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20569SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Martin Meyer 5878 East Ashland Nashville, TN 37215	SAME	145-09-11

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, R. N. Cantrell and wife, Beverly A. Cantrell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Martin Meyer, an unmarried person hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Otter Creek Hills of record in Book 2900, pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to R. N. Cantrell and wife, Beverly A. Cantrell, by Warranty Deed dated March 5, 1965 and recorded April 15, 1965, from G. T. Developers, Inc., a Tennessee corporation, of record in Book 3880, page 494, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2900, pages 110 and 111, in the Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers and/or storm drainage of record in Book 7720, page 738, in said Register's Office.

This property is also known as improved property located at 5878 East Ashland, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on March 4, 2005.

R. N. Cantrell

Beverly A. Cantrell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 4, 2005, before me personally appeared R. N. Cantrell and wife, Beverly A. Cantrell to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s) he executed the same as his/her free act and deed.

Witness my hand and official seal on March 4, 2005.

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

NOTARY PUBLIC

My Commission Expires: