FILE BOX 45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: 03-22-2008.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/10/05 14:34 2 pg
Fees:13.00 Taxes:491.73

20050310-0026745

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON 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: Samuel Parker	SEND TAX BILLS TO: First Franklin, a division of National City Bank of Indiana	MAP 133-07-0
182 Briggs Avenue	112 Townpark Drive Suite G150	GROUP
Nashville, Tennessee 37211	Kennesaw, Georgia 30144	PARCEL 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Two Thousand Nine Hundred Dollars and Zero Cents ($132,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, A. Scott Hatchett, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Samuel Parker, a single person and Chris Pearson, a single person,* 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. 11 on the Revised Plan of Parma Heights, Section 2, of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 85.0 feet on the northwesterly side of Briggs Avenue and fronts 105.0 feet on the westerly side of Colby Drive, said frontages being joined by a curve which measures 42.04 feet and runs back 137.6 feet on the westerly lot line and 119.0 feet on the northwesterly lot line to a point of intersection.

BEING the same property conveyed to A. Scott Hatchett by deed dated March 21, 1997, from Billy W. Huffines and wife, Margaret M. Huffines, of record in Book 10390, page 248, Register's Office for Davidson County, Tennessee.

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 herein and assumed by the Grantees herein.

*** as joint tenants with right of survivorship**

unimproved ☐

This is improved ☒ property known as 182 Briggs Avenue, Nashville, TN 37211

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 7th day of March, 2005.

A. Scott Hatchett
A. Scott Hatchett

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 A. Scott Hatchett, and acknowledged that he executed the same as the free act and deed of the said A. Scott Hatchett.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2005.

Commission expires: 03-22-2008

Jason Chaffin
Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE