Davidson County DEEDWARR
Recvd: 04/15/05 10:56 2 pgs
Fees:13.00 Taxes:369.63

20050415-0042116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Jeffrey D. Gade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(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
Michael L. Gross	NEW OWNER	051-08-0
211 East Due West Avenue		GROUP
Madison, TN 37115		PARCEL 212.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Ninety Nine Thousand Nine Hundred Dollars and Zero Cents ($99,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey D. Gade, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael L. Gross and wife, Carole * Gross, 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.
*Diane

BEING Lot No. 10 on the Plan of Bailey Subdivision as of record in Book 5800, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

BEING the same property conveyed to Jeffrey D. Gade, a single man, by deed dated June 11, 1999, from Due West Properties, LLC, of record in Book 11529, page 403, 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.

unimproved ☐

This is improved ☒ property known as **211 East Due West Avenue, Madison, TN 37115**

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 30th of March, 2005.

Jeffrey D. Gade

Jeffrey D. Gade

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 Jeffrey D. Gade, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th of March, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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