WARRANTY DEED

FILE BOX 19B
05-03-044-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of April, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Harold Shedd	**"NEW OWNER"**	130-15-0
(NAME) 801 Tyne Boulevard	(NAME)	093.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Benjamin A. Doochin and Wife, Clarissa A. Doochin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Harold Shedd, Unmarried**, hereinafter called the Grantee(s), THEIR HEIRS and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in DAVIDSON County, Tennessee being Lot No. 3 of Block "C", on the Map of TYNE MEADE, SECTION 3, of record in Book 1424, Page 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 3 fronts 200 feet on the north side of Tyne Boulevard and runs back between parallel lines 215 feet to a dead line.

THIS instrument is being executed in behalf of **Clarissa A. Doochin** pursuant to a Power of Attorney executed by same on the 14TH day of April, 2005, and being filed for record in Instrument No. 20050415-0042988, and being recorded simultaneously herewith.

BEING the same property conveyed to BENJAMIN A. DOOCHIN AND WIFE, CLARISSA DOOCHIN, by GENERAL WARRANTY Deed from SONIA DOOCHIN, A WIDOW, of record in Instrument No. 20040920-0113137, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ **property known as: 2708 Tyne Boulevard, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 04/15/05 16:03 2 pgs
Fees:13.00 Taxes:1591.00

20050415-0042389

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, hands, this 15th day of April, 2005

BENJAMIN A. DOOCHIN

CLARISSA A. DOOCHIN By Benjamin A. Doochin, 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, the within named Benjamin A. Doochin, the bargainor(s), 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 Brentwood, Tennessee, this 15th day of April, 2005.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of April, 2005, before me personally appeared BENJAMIN A. DOOCHIN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of CLARISSA A. DOOCHIN, and acknowledged that HE executed the same as the free act and deed of the said CLARISSA A. DOOCHIN.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of April, 2005.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.