WARRANTY DEED BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 05/13/05 10:41 3 pgs
Fees:18.00 Taxes:925.00

20050513-0054205

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell L. Gannon	SunTrust Mortgage, Inc.	Map 118-09
(NAME)	(NAME)	
929 Woodmont Boulevard	201 Fourth Avenue North	Parcel 194.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD E. FLOHR, R. STEPHEN FLOHR, NANCY HUDSON, LENA ANN LOVE, DUVENE BAILEY, SAMMIE ABERNATHY, CLAUDIA REID AND ROBERT L. BROWN JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL L. GANNON, AN UNMARRIED 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.2 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe H. Williams and wife, Nell Shriver Williams by deed from Jessie Potts Morton, a widow, dated May 30, 1955, of record in Book 2401, page 277, in the Register's Office for Davidson County, Tennessee. The said Joe H. Williams has since died with his interest passing to Nell Shriver Williams by reason of their tenancy by the entirety. The said Nell Shriver Williams has since died. Robert L. Brown, Jr., Dr. Steve Flohr, Richard E. Flohr, Nancy Hudson, Claudia Reid, Duvene Bailey, Lena Ann Love, and Sammie Abernathy are the devisees under the will of Nell Shriver Williams of record in Docket No. 03P-290, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 2, said Register's Office; and (c) restrictive covenants of record in Book 1113, page 296, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 929 Woodmont Boulevard, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 this 12th day of May, 2005.

Lena Ann Love

By: Doug Abernathy, Attorney in Fact

Claudia Reid

By: Doug Abernathy, Attorney in Fact

Duvene Bailey

By: Doug Abernathy, Attorney in Fact

Sammie Abernathy

By: Doug Abernathy

Richard E. Flohr

Nancy Hudson

Robert L. Brown, Jr.

R. Stephen Flohr

By: Richard E. Flohr, 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 Richard E. Flohr, Nancy Hudson, Robert L. Brown Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN Exp. 11/24/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard E. Flohr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of R. Stephen Flohr, the bargainor, and who acknowledged that he executed the same as the free act and deed of R. Stephen Flohr.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN Exp. 11/24/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug Abernathy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Duvene Bailey, the bargainor, and who acknowledged that he executed the same as the free act and deed of Duvene Bailey.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN Exp. 11/24/07

Notary Public

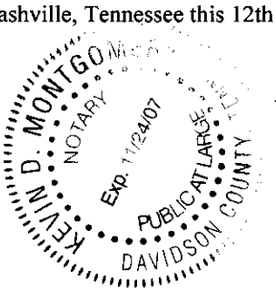
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug Abernathy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Claudia Reid, the bargainor, and who acknowledged that he executed the same as the free act and deed of Claudia Reid.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

Commission expires:



Notary Public

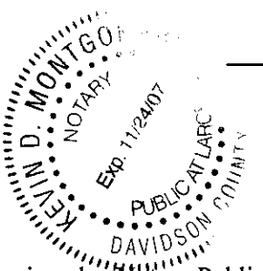
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug Abernathy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sammie Abernathy, the bargainor, and who acknowledged that he executed the same as the free act and deed of Sammie Abernathy.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

Commission expires:



Notary Public

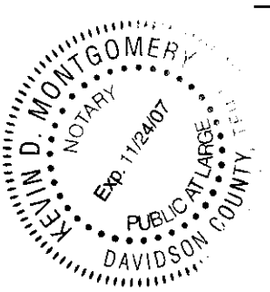
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug Abernathy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lena Ann Love, the bargainor, and who acknowledged that he executed the same as the free act and deed of Lena Ann Love.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2005.

Commission expires:



Notary Public