| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2005.<br>Notary Public<br>MY COMMISSION EXPIRES: 1/4/08<br>(AFFIX SEAL) |
|---|---|
| Record & Return To:<br>Watauga Title Company<br>155 Franklin Road, Suite 120<br>Brentwood, TN 37027 | |

**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 |
|---|---|---|
| Pamela J. Tate and Paul W. Marshall | OWNER | Map 146-15 |
| (NAME)<br>5133 Regent Drive | (NAME) | Parcel 8.00 |
| (ADDRESS)<br>Nashville, TN 37220 | (ADDRESS) | |
| (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, **JACK LUDY AND WIFE, MARY LUDY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA J. TATE AND PAUL W. MARSHALL, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Haileywood Estates, Section VII, as of record in Book 2330, page 104, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack Ludy and wife, Mary Ludy by deed from William Turner Sawyer and wife, Joyce Trevathan Sawyer, dated December 16, 1999, of record in Instrument No. 19991220-0306440, in the Register's Office for Davidson County, Tennessee.

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 2330, page 104, said Register's Office; and (c) restrictive covenants of record in Book 2634, page 612, Book 3983, page 716, and Book 4115, page 572, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5133 Regent Drive, Nashville, TN 37220
(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.

Davidson County DEEDWARR
Recvd: 05/27/05 13:33 2 pgs
Fees:13.00 Taxes:887.63
20050527-0060223

Witness our hands this 25th day of May, 2005.

Jack Ludy

Mary Ludy

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 Jack Ludy and Mary Ludy , 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 25th day of May, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public