# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 09:41 2 pgs
Fees:13.00 Taxes:1887.00
20050602-0062150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
5/30/07
DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

My Commission Expires MAY 30, 2007

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary Witzgall | Same as new owner | 130-3-69 |
| (NAME) | (NAME) | |
| 628 Royal Oaks Place | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37205 | | |
| (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,

Jeremy S. Werthan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Witzgall and wife, Ramona Witzgall, 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(s) 14, as shown on the map entitled Resubdivision of Royal Oaks, Section A, of record in Plat Book 1424, page(s) 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremy S. Werthan, unmarried, by deed from William D. Kavin and wife, R. Francene Kavin, of record as Instrument No. 20031111-0165143, dated November 11, 2003, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 628 Royal Oaks Place, Nashville, TN 37205

(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 my hand this 27th day of May, 2005.

Jeremy S. Werthan

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy S. Werthan, the within named 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 Goffice, this 26th day of May 2005.

Notary Public

PAUL F. SUPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06