File No. 250502620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

THOMAS SIDWELL NOTARY PUBLIC TENN.

My Commission Expires 11/02/05

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/23/05 10:41 2 pgs
Fees:13.00 Taxes:480.63

20050623-0072169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul McCown	Paul McCown	72-04-162.00
(NAME) 1701 Golf St.	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Paul Pate, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul McCown, married, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 19, of Block "A" on the plat of Inglewood Terrace of record in Book 1130, Page 1, of the Register's Office of Davidson County, Tennessee.

Said Lot fronts 80 feet on the Easterly side of Golf Street and runs back 307 feet 4 inches on the northerly line and 300 feet 8 inches on the Southerly line to a dead line measuring 80 feet 4 inches.

Being the same property conveyed to Paul Pate and Mary Gates by Special Warranty Deed from The Bank of New York as Trustee under the Pooling and Servicing Agreement dated as of February 28, 1997, Series # 1997-A of record in Instrument No. 20010502-0044885, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Paul Pate by Quitclaim Deed from Mary Gates of record in Instrument No. 20020725-0089471, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 1130, Page 1, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 1130, Page 1, and Book 2592, page 41, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1701 Golf St., Nashville, TN 37216
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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/our hand(s) this 17th day of June, 2005.

Paul Pate

Paul Pate

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Paul Pate, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

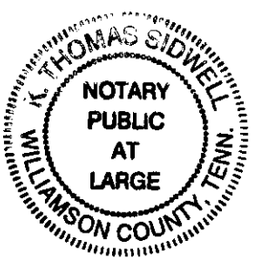
Witness my hand at office this 17th day of June, 2005.

Commission expires: 11/2/05

Notary Public

File Number: 250502620

RETURN TO:
Sidwell Title
121 First Ave. South, Ste.200
Franklin, TN 37064



My Commission Expires 11/02/05