Davidson County DEEDWARR
Recvd: 08/04/05 13:37 2 pg:
Fees:13.00 Taxes:826.95

20050804-0091844

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

Cheryl A. London
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Janet V. Heilbronn	World Savings Bank, FSB	083-08-0
1031 Mitchell Road	PO Box 7512	GROUP
Nashville, Tennessee 32706	Springfield, OH 45501-7512	PARCEL Tr I: 199 Tr II: 198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Three Thousand Five Hundred Dollars and Zero Cents ($223,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Cheryl A. London and husband, Jeff London, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janet V. Heilbronn, an unmarried woman, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

TRACT I:

BEING Lots No. 73 and 74 on the Plan of Rosewood Heights, Section III, of record in Plat Book 2133, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II:

BEING Lot No. 75 on the Plan of Rosewood Heights, Section III, of record in Plat Book 2133, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Cheryl A. Lison and Jeff London, both unmarried, by deed dated December 28, 1995, from Jean E. Burkhalter, unmarried, of record in Book 9905, page 859, Register's Office for Davidson County, Tennessee; the said Cheryl A. Lison and Jeff London having since married and Cheryl A. Lison is now known as Cheryl A. London.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1029 and 1031 Mitchell Road, Nashville, Tennessee 37206

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 29th day of July, 2005.

Cheryl A. London

Jeff London

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Cheryl A. London and Jeff London, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee