WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01/24/09

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/17/05 10:46 2 pgs
Fees:13.00 Taxes:258.63
20050817-0097575

D-0568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Strategic Advantages	Dan Elkins DBA Strategic Advantages	082-08-0-290.00
(NAME)	(NAME)	
211 Burnt Leaf Lane	953 Seymour Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37206	
(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,
Anthony B. Pendergrass, unmarried
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Strategic Advantages,
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 part of Lot No. 6 in The Division of the Estate of John Hobson, deceased, a plan of which is of record in Minute Book L, Page 363, Circuit Court of Davidson County, Tennessee, and described as follows:

Beginning in the center of Seymour Avenue at the Southeast corner of A.W. Hooker's Subdivision, as of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee; thence with the center of said Avenue, easterly 50 feet, more or less; thence northwardly 208 feet to a stake; thence westwardly 50 feet, more or less, to a stake; thence southwardly 208 feet to the beginning.

Being the same property conveyed to Anthony B. Pendergrass by Warranty Deed from Van Calhoon and wife, Pam Calhoon and Terry DeSelms and wife, Jean DeSelms, dated March 9, 1984, of record in Book 6247, Page 506, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 953 Seymour Avenue, Nashville, TN 37206

(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 12th day of August, 2005.

Anthony B. Pendergrass
Anthony B. Pendergrass

STATE OF MISSOURI

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony B. Pendergrass the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Piedmont, Missouri this 12th day of August, 2005.

Commission expires: 2-25-07

Kathryn S. Keith
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027