WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason M. Dinger	New Owner	**Map 103-4**
(NAME) **4017 Nebraska Avenue**	(NAME)	**Parcel 405**
(ADDRESS) **Nashville, TN 37209**	(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, **THE ESTATE OF KAREN M. MCDEVITT & GENEVIEVE RAMSHAW, TRUSTEE OF THE KAREN MCDEVITT FAMILY TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON DINGER AND WIFE, KRISTEN KEELY DINGER,** 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 the westerly 50 feet of Lot No. 50 of West End Annex as Subdivided by Sylvan Park Land Co. of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of Lot 50 fronts 50 feet on the southerly side of Nebraska Ave., formerly Eighth St., and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Karen M. McDevitt, unmarried by deed from Paul J. Luehrsen and wife, Saralyn V. Luehrsen of record as Instrument No. 20030610-0079627, Register's Office of Davidson County, Tennessee. Karen M. McDevitt has since died with this property passing as directed in her will. Genevieve Ramshaw was named to be executrix of Ms. McDevitt's will and trustee of the Karen M. McDevitt Family Trust established thereunder. Said Will is of record in Will Book 5842, Page 1940379, Probate Docket No. 05P-641, said Register's Office and Probate Division respectively

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 61, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4017 Nebraska Avenue, Nashville, TN 37209

(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: 08/24/05 14:38 2 pgs
Fees:13.00 Taxes:1435.60
20050824-0101129

Witness my hand this 15th day of August, 2005.

The Estate of Karen M. McDevitt

By: _____
Genevieve Ramshaw, Executor

The Karen McDevitt Family Trust

By: _____
Genevieve Ramshaw, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert L. Scruggs, the undersigned notary public, Genevieve Ramshaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor under that certain Will of Karen M. McDevitt dated April 2, 2005, and who further acknowledged that she is authorized by said will to execute the within instrument, as Executor of said will.

Witness my hand and seal this 15th day of August, 2005.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

_____
Robert L. Scruggs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Robert L. Scruggs, the undersigned notary public, Genevieve Ramshaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained, and who further acknowledged that she is the Trustee under the Karen M. McDevitt Family established under the last will and testament of Karen M. McDevitt, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as Trustee of said Trust.

Witness my hand and seal this 15th day of August, 2005.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

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Robert L. Scruggs, Notary Public