WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 12.30.08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Wilson	AMSOUTH BANK	51-1-13
(NAME)	(NAME)	
924 Due West Avenue North	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(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, Craig Sanford and Chad Broadbent, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew R. Wilson and wife, Jessica H. Wilson, 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 Number 19 on the map of due East Valley Acres, not of record, described according to a copy of survey made by H.R. Swann, Jr. on April 20th, 1947, described as follows;

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots Numbers 18 and 19; thence with the line between said lots, Northerly 590.53 feet to a point; thence Easterly 80.5 feet to the corner of Lots Numbers 19 and 20; thence with the line between said lots, Southerly 573.39 to the north margin of Due West Avenue; thence with the margin of the same, Westerly 107.27 feet to the point of beginning.

Included in the above description but expressly excluded from the herein conveyance in a portion of the above described premised having been conveyed to Chester A. LaFever by deed record in Book 8682, Page 687, Register's Office for Davidson County, Tennessee, described as follows; A tract of land in the 11th civil District of Davidson County, Tennessee, being the westerly five feet of Lot Number 19 on the map of Due West Valley Acres, not of record and described partly according to a surveyor as follows;

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots Numbers 18 and 19; thence Northerly with the lines between said Lots 590.53 feet to a point on the southerly line of a tract of land described in deed of record in Book 8322, Page 735, Register's Office for Davidson County, Tennessee; thence easterly direction with said southerly line a distance of 5 feet to a point; thence Southerly 589.5 feet, more or less to a point in the northerly margin of Due West Avenue thence Westerly with such northerly margin a distance of 5 feet to the point of beginning.

Being the same property conveyed to Craig Sanford and Chad Broadbent, by deed of record in Instrument No. 20050201-0011893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 08/25/05 10:39 2 pgs
Fees:13.00 Taxes:358.90

20050825-0101531

unimproved ☐

This is improved ☒ property, known as 924 Due West Avenue N, Madison, TN 37115

(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 our hands this 23rd day of August, 2005.

Craig Sanford

Chad Broadbent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig Sanford and Chad Broadbent 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006