WARRANTY DEED

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 30 DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Larson	Fifth Third Mortgage Company	
(NAME) 314 Peachtree Street	(NAME) 5050 Kingsley Drive,	Map 119-01
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH 45263	Parcel 459.00
(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, **JASON WAKEFIELD AND WIFE, BELINDA WAKEFIELD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA LARSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 and the westerly one-half of Lot No. 6 on the Map of Overhill City and W.H. Fox's Subdivision of certain blocks of Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for said County.

Said Lot and part of lot adjoin and fronts together 75 feet on the northerly side of Peachtree Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jason Wakefield and wife, Belinda Wakefield, by deed from Amy May Holladay, dated October 28, 1999, of record in Book 11721, page 365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee herein; and (b) all matters shown on the plat of record in Book 332, page 21, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 314 Peachtree Street, Nashville, TN 37211
(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: 09/08/05 08:25 2 pgs
Fees:13.00 Taxes:462.50
20050908-0107865

Witness our hands this 31st day of August, 2005.

Jason Wakefield

Belinda Wakefield

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 Jason Wakefield and wife, Belinda Wakefield, the bargainor, 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 on this 31st day of August, 2005.

Commission expires:

Notary Public

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.