Mix + Gray

58 B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVISDON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

Davidson County DEEDWARR
Recvd: 09/13/05 10:04 2 pgs
Fees:13.00 Taxes:1542.90
20050913-0109768

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thoms Gaffney	Same	Map 145-10
(NAME)	(NAME)	
5211 Granny White Pike		Parcel 44
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **LINDA J. PEWITT AND HUSBAND, JAMES B. PEWITT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS J. GAFFNEY, JR. AND WIFE, PAMELA E. GAFFNEY,** 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 No. 2 on the Plan of Myatt Property Subdivision of record in Plat Instrument #20000114-0005008, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Linda J. Pewitt and spouse, James B. Pewitt, by deed from Gillespie Builders, Inc., of record in Instrument #20000126-0008626, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument #20000144-0005008, said Register's Office; and (c) easements of record in Book 465, page 179, Book 460, page 170 and book 7765, page 562, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5211 Granny White Pike, Nashville, TN 37220

(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 1st day of September, 2005.

Linda J. Pewitt

James B. Pewitt

STATE OF TENNESSEE
COUNTY OF DAVISDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. Pewitt and James B. Pewitt, 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 this 1st day of September, 2005.

Commission expires:



Notary Public