31-D
GSRM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

James W. Ely Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 09/15/05 16:16 2 pgs
Fees:13.00 Taxes:2738.00
20050915-0111236

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Bob Haley	Bob Haley	116-07-0
112 Lynnwood Terrace	109 Whitney Pl.	GROUP
Nashville, TN 37205	Nashville, TN 37215	PARCEL 032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Seven Hundred Forty Thousand Dollars and Zero Cents ($740,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James W. Ely, Jr., married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bob Haley, _____, hereinafter called the Grantee, his/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. 15 and the northerly 50.0 feet of Lot No. 14 and the westerly ½ of a 30-foot Court which lies in the rear of said lots as shown on the Plan of Pendleton & Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot and part of said Court adjoin and front 250.0 feet on the easterly side of Lynwood Terrace and run back between parallel lines 240.0 feet to the center of said Court, which has been closed by an instrument of record in Book 806, page 76, Register's Office for said County.

BEING the same property conveyed to James W. Ely, Jr. by deed dated July 19, 1973, from Robert Coleman Lineberger and wife, Anne Mashburn Lineberger, of record in Book 4729, page 797, Register's Office for Davidson County, Tennessee.

RUTH M. ELY, spouse of James W. Ely, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1)reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 112 Lynnwood Terrace, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 14th day of September, 2005.

Ruth M. Ely

James W. Ely, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James W. Ely, Jr. and Ruth M. Ely, the bargainors, 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 14th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee