WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/05 10:56 2 pgs
Fees:13.00 Taxes:85.10

20051003-0118334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Morrow	Wayne Morrow	59-15/11
(NAME)	(NAME)	
1456 Tempany Court	1456 Tempany Court	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, John H. Otey Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Morrow, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as Walker Lane, Nashville, TN 37207

(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 my hand this 20th day of September, 2005.

John H. Otey Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2005.

Commission expires:

MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File No.: 50046

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows, to wit: Land in the 12th Civil District of Davidson County, Tennessee, being a part of the land on the unrecorded map of the subdivision of the Andrew J. Summit Farm, described according to a survey by R. B. Nichols, Engineer, July 27, 1946, as follows:

Beginning at the southeast corner of the property conveyed to Frank H. Alley and wife, Elma C. Alley, by deed from S. P. Vaden and wife, Ellena Vaden, of record in Book 2734, page 20, Register's Office for said County, same being Lot No. 5 on the unrecorded survey of R. B. Nichols, Engineer, above referred to; thence, in a southwesterly direction as in extension of the easterly boundary of the said Frank H. Alley property 200 feet to a point, same being on the southerly margin of the above mentioned survey made by R. B. Nichols , Engineer, July 27, 1946, of the subdivision of the Andrew J. Summitt Farm; thence westwardly 125 feet with the southerly margin of the subdivision of the Andrew J. Summitt Farm to a point; thence northwardly 200 feet to a point in the southerly margin of Lot No. 6 of said subdivision of the Andrew J. Summitt Farm, said point being 25 feet from the southeasterly corner of Lot No. 6; thence, eastwardly 125 feet with southerly margin of Lots 5 and 6 of said subdivision to the point of beginning.

Being the same property conveyed to John H. Otey, Jr. by deed from Katherine C. Green, of record in Book 10335, page 52, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 have been prorated and assumed by the Grantee(s); and any and all easements, setback lines, restrictions, right of ways, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.