Davidson County DEEDWARR
Recvd: 10/13/05 11:30 2 pgs
Fees:13.00 Taxes:2053.50

20051013-0123496

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/12-09.

(AFFIX SEAL)

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
Phillip Mize	SunTrust Mortgage, Inc.	Part of 104-10-0
410 A Chesterfield Avenue	201 4th Avenue, N.	GROUP
Nashville, Tennessee 37212	Nashville, TN 37219	PARCEL 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Five Hundred Fifty Five Thousand Dollars and Zero Cents ($555,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, K.W.I., Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Phillip Mize, married, 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 Unit No. 1 as shown on the Site Plan attached as Exhibit "B" to the Master Deed establishing Chesterfield Townhomes of record as Instrument No. 20051005-0120167 in the Register's Office for Davidson County, Tennessee, to which Plan and Master Deed reference is hereby made for a more complete description of said unit.

BEING part of the same property conveyed to K.W.I, Inc., a Tennessee corporation, by deed dated September 30, 2004, from Irwin Ross and wife, Ellen N. Ross, of record as Instrument No. 20041006-0120367 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☒

improved ☐ property known as 410 A Chesterfield Avenue, Nashville, Tennessee 37212

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 Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 11th day of October, 2005.

K.W.I., Inc.

By: _____
Kenneth A. Wallace, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of K.W.I., Inc., the within named bargainor, a corporation, and that he as such President , executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2005.

Commission expires: 10/12/05

_____
Notary Public

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