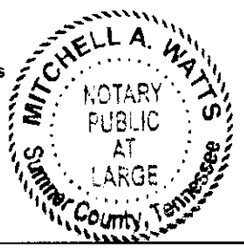
Davidson County DEEDWARR
Recvd: 10/13/05 11:33 2 pgs
Fees:13.00 Taxes:148.00

20051013-0123499



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-17-05

(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
Jeff Corle	Jeff Corle	081-16-0
1413 Acklen Avenue	1413 Acklen Avenue	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 146.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Thousand Dollars and Zero Cents ($40,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Aubrey Hiam, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeff Corle, a single person, 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. 106 on the Plan of McGavock, Wetmore and others Addition to Nashville called "The Town of McGavock" as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 106 fronts 50.0 feet on the southerly side of Cheatham Street and runs back with the westerly margin of an alley 201.7 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Aubrey Hiam by Trustee's Deed dated September 29, 2005, from Karyn Tierney, Co-Trustee, of record as Instrument No. 20051005-0119178 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 102 Cheatham Place, Nashville, Tennessee 37208

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 10th day of October, 2005.

Aubrey Hiam

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 Aubrey Hiam, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that hexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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