4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/05 13:08 2 pgs
Fees:13.00 Taxes:539.83

20051123-0141896

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF NOVEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIN H. MILLER	SAME	**83-13-506**
(NAME) **1510 SHELBY AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(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, **JEREMY GEARHEART and JIM CREASON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIN H. MILLER**, 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:

BEING LOT NO. 6, ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, A RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEREMY GEARHEART, AN 80% UNDIVIDED INTEREST AND JIM CREASON, A 20% UNDIVIDED INTEREST BY DEED FROM LELAND D. WATTS, MARRIED OF RECORD IN INSTRUMENT NO. 20050401-0035321 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1510 SHELBY AVENUE, NASHVILLE, TN 37206**

(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 **17th day of November, 2005.**

JEREMY GEARHEART

JIM CREASON
BY: JEREMY GEARHEART, ATTORNEY-IN-FACT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jeremy Grearheart**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Jim Creason** as Attorney-In-Fact, as his free act and deed..

Witness my hand and official seal at **Nashville, Tennessee** this **17th** day of **November 2005.**

Commission Expires: **7/19/2008**

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Jeremy Gearheart** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **17th** day of **November, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public