25-1-459

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/01/05 10:52 2 pgs
Fees:13.00 Taxes:2035.00
20051201-0144363

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **November, 2005** by and between **Steven Ezell**, herein after referred to as GRANTOR, and **Jeremy Beutler, a married man**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Block 9 on the Plan of Resubdivision of Part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the Plan of Resubdivision of Part of Royal Oaks Subdivision, of record in Plat Book 547, page 167, Register's Office for said County.

2) Easement of record in Book 5818, page 873, Register's Office for said County.

3) Restrictions of record in Book 1541, page 197, Register's Office for said County.

Being the same property conveyed unto Steven Ezell by Warranty Deed from Dowell Wright d/b/a Wright Holdings, d/b/a Dowell Wright Holdings, dated November 7, 2005 of record in Instrument Number 20051107-0134660, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Dowell Wright d/b/a Dowell Wright Holdings by Warranty Deed from Amy C. Martin and husband, William D. Martin , dated May 11, 2005, recorded May 13, 2005, of record in Instrument No. 20050513-0054499, Register's Office for Davidson County, Tennessee. Previously being the same property to Amy C. Martin and husband, William D. Martin by Warranty Deed from Christina M. Huseby, Trustee for The Robert D. Huseby Children's Trust for the Benefit of Craig Huseby, dated March 14, 2003, recorded March 26, 2003, of record in Instrument No. 20030326-0039480, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4312 Sunnybrook Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Steven Ezell
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Steven Ezell,** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **22nd** day of **November, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Jeremy Beutler
4312 Sunnybrook Drive, Nashville, TN 37205

Send Tax Statements to:
Wells Fargo Bank, N.A.
2701 Wells Fargo Way, Minneapolis, MN 55467

Map and Parcel--130.03-0-036.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$550,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **November, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

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