WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF NOVEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 7-29-06
(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
MEREDITH BROOKE FREEMAN	AMERICAN HOME MORTGAGE	**104-1-133**
(NAME)	(NAME)	
197 37TH AVENUE NORTH	538 BROADHOLLOW ROAD	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	MELVILLE, NY 11747	
(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, **ANNA CATESBY MCGEHEE, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH BROOKE FREEMAN**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 AND THE SOUTHERLY ONE-HALF OF LOT NO. 15 ON THE PLAN OF WESTDALE SUBDIVISION, OF RECORD IN BOOK 547, PAGE 50, SAID REGISTER'S OFFICE.

SAID LOT NO. 16 AND THE SOUTHERLY ONE-HALF OF LOT NO. 15 FRONTS 75 FEET ON THE WESTERLY MARGIN OF 37TH AVENUE NORTH AND EXTENDS BACK 235 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 224 FEET ON THE SOUTHERLY LINE TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANNA CATESBY MCGEHEE, A SINGLE PERSON BY DEED FROM MICHAEL A. SMITH, A MARRIED PERSON OF RECORD IN INSTRUMENT NO. 20040525-0061354 DATED MAY 20, 2004 AND RECORDED MAY 25, 2004.

unimproved ☐

This is improved ☒ property, known as **197 37TH AVENUE NORTH, NASHVILLE, TN 37209**

(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 **29th day of November, 2005.**

ANNA CATESBY MCGEHEE

Davidson County DEEDWARR
Recvd: 12/09/05 12:35 2 pgs
Fees:13.00 Taxes:643.43

20051209-0148247

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ANNA CATESBY MCGEHEE, a single person** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as their act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **29th day of November, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

