McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Richard May	New Owner	104-16-0
1707 Beechwood Avenue	Davidson County DEEDWARR Recvd: 12/19/05 13:12 2 pgs Fees:13.00 Taxes:1110.00	GROUP
Nashville, Tennessee 37212	20051219-0151921	PARCEL 271.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Three Hundred Thousand Dollars and Zero Cents ($300,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gregory Trostle and wife, Wendy Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard May, 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 the easterly half of Lot No. 232 on the Map of Belmont Land Co.'s Plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 232 fronts 50.0 feet on the easterly side of Beechwood Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Gregory Trostle and wife, Wendy Smith, by deed from Hazel Anne B. Franklin, a widow, of record in Book 8146, page 783, 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 matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1707 Beechwood 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 we do covenant with the said Grantee 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 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 our hands this 15th day of December, 2005.

Gregory Trostle

Wendy Smith

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 Gregory Trostle and Wendy Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2005.

Commission expires: September 30, 2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Mitchell A. Watts Notary Public