WARRANTY DEED

BOX 10-A

Davidson County DEEDWARR
Recvd: 12/29/05 09:48 2 pgs
Fees:13.00 Taxes:4033.00

20051229-0155949

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 3/21/09
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint E. Newman	Clint E. Newman	Map 130-07
(NAME) 3917 Trimble Road	(NAME) 4219 Hillsboro Rd, S-104	Parcel 112
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37215	
(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, **JAMES E. NELL AND WIFE, TONA ANGELA NELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINT E. NEWMAN AND WIFE, LACEY E. NEWMAN,** 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 part of Lot No. 211 and part of 9th Street (now closed) on the Plan of Part of Royal Oakes Land Company's Subdivision of The Baker Tract, of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and described according to an unrecorded revised plan as follows:

Beginning on the southerly margin of Trimble Road at the northeast corner of the property conveyed to Maxwell George Horkins and wife by deed from Helen T. Dunn of record in Book 1514, page 197, said Register's Office; thence with said Horkins's easterly line southwardly 128 feet to said Horkins's southeast corner, continuing in the same direction 100 feet, more or less, in all 228 feet, more or less, to the northerly line of Lot No. 211; thence with said line, eastwardly 100 feet to a point 100 feet west of the southwest corner of Lot No. 216; thence northwardly and parallel with the westerly line of said Lot No. 216, 247 feet, more or less, to the southerly margin of Trimble Road; thence with said road, westwardly 101 feet, more or less, to the point of beginning.

Being the same property conveyed to James E. Nell, a single person, by deed dated September 17, 2004, from Clyde Heflin, M.D., a single person, of record in Instrument #20040924-0115786, said Register's Office. Tona Angela Nell joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and paid by the grantors, (b) all matters appearing on the plan of record in Book 421, pages 102-103, said Register's Office; and (c) sewers easement of record in Book 4311, page 263, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3917 Trimble Road, Nashville, TN 37215

(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 27th day of December, 2005.

James E. Nell

Tona Angela Nell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Nell and Tona Angela Nell, the bargainor, 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 27th day of December, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public