WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/30/05 13:45 2 pgs
Fees:13.00 Taxes:462.50
20051230-0156992

D-0604

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coral Lee Nocton	Coral Lee Nocton	082-08-0-290.00
(NAME)	(NAME)	
953 Seymour Avenue	953 Seymour Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Strategic Advantages, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coral Lee Nocton, 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 part of Lot No. 6 in The Division of the Estate of John Hobson, deceased, a plan of which is of record in Minute Book L, Page 363, Circuit Court of Davidson County, Tennessee, and described as follows:

Beginning in the center of Seymour Avenue at the Southeast corner of A.W. Hooker's Subdivision, as of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee; thence with the center of said Avenue, easterly 50 feet, more or less; thence northwardly 208 feet to a stake; thence westwardly 50 feet, more or less, to a stake; thence southwardly 208 feet to the beginning.

Being the same property conveyed to Strategic Advantages by Warranty Deed from Anthony B. Pendergrass, unmarried, dated August 12, 2005 of record in Instrument No. 20050817-0097575, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 953 Seymour 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 my hand this 23rd day of December, 2005.

Strategic Advantages

By: _____ President

Dan E. Elkins, President Strategic Advantages

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Strategic Advantages the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of December, 2005.

Commission expires:

Notary Public

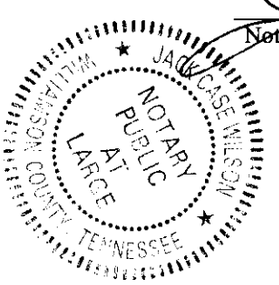
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan E. Elkins with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the PRESIDENT of Strategic Advantages the within named bargainor, and that he/she as such PRESIDENT being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Strategic Advantages by Dan E. Elkins and President.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23red day of December, 2005.

Notary Public

My Commission Expires: 4/16/06



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027