WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$134,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DENISE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Riggan	Capital Bank & Trust Company	93-14-41
(NAME) P.O. Box 158641	(NAME) 2200 Abbott Martin Road	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, 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, **Diana Faye Sullivan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Riggan**, 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. 8 on the Plan of Bass' First Addition, as of record in Book 21, Page 14, Register's Office for said County.

SAID Lot No. 8 fronts 45 feet on the Westerly side of 8th Avenue South, formerly the Franklin Pike, as widened, and runs back 161 feet 1-1/2 inches on the Northerly line and 168.8 feet on the Southerly line to an alley, measuring 44 feet 5 inches thereon.

BEING the same property conveyed to Robert A. Maas and wife, Diana F. Maas by deed from Mrs. R. T. Moore and Deborah L. Fox of record in Book 6192, page 73, Register's Office for Davidson County, Tennessee, and being further conveyed to Diana Faye Sullivan by quitclaim deed from Robert A. Maas of record in Instrument No. 20031230-0183879, said Register's Office.

THIS conveyance is subject to any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 631 8th Avenue South, Nashville, TN 37203

(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 7th day of February, 2006.

Diana Faye Sullivan

Davidson County DEEDWARR
Recvd: 02/08/06 08:32 2 pgs
Fees:13.00 Taxes:495.80

20060208-0015397

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 Diana Faye Sullivan, 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 7th day of February, 2006.

Commission expires:



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Denise White — Notary Public