WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/17/06 12:22 2 pgs
Fees:13.00 Taxes:1446.70

20060317-0031110

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2006.

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
Diane Dilanni	American Home Mortgage	Map 117-2
(NAME)	(NAME)	
2212 Sharondale Drive	538 Broadhollow Road	Parcel 32
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, **JACK BOONE AND RICHARD STEINHART, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE. TODD MORTON AND WIFE, DIANE DIIANNI.** 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 Lots 12 and 11 on the Plan of Sharondale Subdivision of record in Plat Book 332, page 119, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Bruce Rainey, Tennessee License No. 823, dated October 5, 1994 and revised February 20, 1997 as follows:

Beginning at an iron pin set on the northeasterly margin of Sharondale Drive, said point of beginning being the southwesternmost common corner of Lots 11 and 12; thence with the margin of Sharondale Drive, north 48° 20' 30" west 100.0 feet to an iron pin; thence leaving the margin of Sharondale Drive, north 45° 52' 15" east 303.50 feet to an existing highway monument on the southwesterly right-of-way of Interstate 440; thence with the right-of-way of Interstate 440, south 49° 40' 46" east 126.62 feet to a point; thence leaving the margin of Interstate 440, south 63° 00' 34" west 153.62 feet to an iron pin; thence south 38° 06' 43" west 107.76 feet to an iron pin; thence south 41° 15' 30" west 55.0 feet to the point of beginning, containing 29,519 square feet, more or less.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is that property conveyed to Frances Chambliss by deed from Mindy W. White, unmarried, of record in Book 10690, page 816, said Register's Office.

Being the same property conveyed to Jack Boone and Richard Steinhart, both unmarried, as joint tenants with rights of survivorship, by deed from Mindy W. White, unmarried, of record in Instrument #20021015-0126491, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 119, said Register's Office; (c) restrictive covenants of record in Book 9797, page 366, said Register's Office; and (d) easements of record in Book 4741, page 435 and in Book 5711, page 520, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2212 Sharondale Drive, 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 our hands this 14th day of March, 2006.

Jack Boone

Jack Boone

Richard Steinhart

Richard Steinhart

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 Jack Boone and Richard Steinhart, 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 14th day of March, 2006.

Commission expires: 11/24/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public