Return To: Grissim Title & Escrow, LLC
2309 Crestmoor Road Suite 300
Nashville, TN 37215

PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/06 14:23 2 pgs
Fees:13.00 Taxes:264.55
20060328-0035277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Heather Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard VanBerckelaer	Same As new Owner	83-05-0/63.00
(NAME)	(NAME)	
295 E. 19th Street		
(ADDRESS)	(ADDRESS)	
Costa Mesa, CA 92627		
(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, **Shirley Whitelow, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard VanBerckelaer & Christoper B. Mennes**, 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 the westerly 62 ½ ft of the southerly 150feet of lot No. 58 on the plan of Stratton and Seymore's addition to Edgefield now east Nashville as of record in Plat Book 57, page 23 Register's Office of Davidson County, Tennessee.

Beginning on the northerly margin of Chicamauga Ave at the corner oflots 57 and 58 thence with the northerly margin of said Ave eastwardly 62 ½ feet thence northwardly and parallel with the line between said lots 150 feet to the southerly margin of a proposed alley, thence with the same westwardly 62 ½ feet to the line between the lots 57 and 58 thence with the said line southwardly 150 feet to the beginning.

Being the same property conveyed to Anthony Whitelow and wife Shirley Whitelow from William Clinard by Deed dated March 8th 1999 and filed for record in Book 11377, page 803 Register's Office of Davidson County, Tennessee. The said Anthony Whitelow having died January 8, 2003 the property is vested to Shirley Whitelow as surviving tenant.

Subject to any and all matters appearing in Plat Book 57, page 23 Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and rights of way of record inthe Davidson County Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 1013 Chicamauga Dr., 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 10th day of March, 2006.

Shirley Whitelow

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 Shirley Whitelow the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, ~~2006~~.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public