WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/06 08:10 2 pgs
Fees:13.00 Taxes:458.43
20060329-0035515

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN PHILLIP HIGHT	**BAXTER CREDIT UNION**	**96-13-45**
(NAME) **2714 NODYNE DRIVE**	(NAME) **400 NORTH LAKEVIEW PARKWAY**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **VERNON HILLS, IL 60061**	
(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, **ROBERT W. CRAMER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN PHILLIP HIGHT and JAMI HIGHT, husband and wife,** 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 LOT NO. 90, ON THE PLAN OF PERRY HEIGHTS, OF RECORD IN BOOK 2900, PAGE 18, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 90 FRONTS 80 FEET ON THE NORTH SIDE OF NODYNE DRIVE AND RUNS BACK 175 FEET ON THE WEST LINE AND 170.3 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 57 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. CRAMER, UNMARRIED BY DEED FROM ROY DAVIDSON, UNMARRIED OF RECORD IN INSTRUMENT NO. 20020422-0049354 DATED APRIL 17, 2002 AND RECORDED APRIL 22, 2002, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **2714 NODYNE DRIVE, NASHVILLE, TN 37214**
(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 **24th day of February, 2006.**

Robert W. Cramer
ROBERT W. CRAMER

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ROBERT W. CRAMER, UNMARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **24th day of February, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

