# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 09:45 2 pgs
Fees:13.00 Taxes:541.76

20060410-0040870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,421.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| **James M. Davis Jr.** | Gateway Funding | **Map 96-16-B** |
| (NAME) **1460 Aaronwood Drive** | (NAME) 278 Franklin Road, Ste 238 | **Parcel 220** |
| (ADDRESS) **Old Hickory, TN 37138** | (ADDRESS) Brentwood, TN 37027 | |
| (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, **WILLIAM SCOTT WORMANN AND WIFE, KIMBERLY WORMANN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. DAVIS JR., married,** 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. 302 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, pages 550 - 552 and by Certificates of Correction in Book 7462, page 445 and Book 5110, page 401 and by Amendment to change name in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to William Scott Wormann and wife, Kimberly Wormann by deed from Stephen G. Weiss, married, of record as Instrument No. 20050308-0025775, Register's Office of Davidson County, Tennessee.**

**This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited 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 Plat Book 6900, pages 550, 551 and 552, Certificates of Correction in Deed Book 7462, page 445 and Deed Book 8110, page 401 and Amendment to change name of record in Deed Book 8181, page 112, said Register's Office; (c) Restrictive covenants contained in Deed Book 7351, page 852, 1st Amendment to Restrictions of record in Deed Book 7451, page 739 and 2nd Amendment to Restrictions of record in Deed Book 8336, page 393, said Register's Office; and (d) Charter of Chitwood Downs Homeowners Association of record in Deed Book 7431, page 204, said Register's Office.**

unimproved ☐

This is improved ☒ property, known as 1460 Aaronwood Drive, Old Hickory, TN 37138

(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 31st day of March, 2006.

William Scott Wormann

Kimberly Wormann

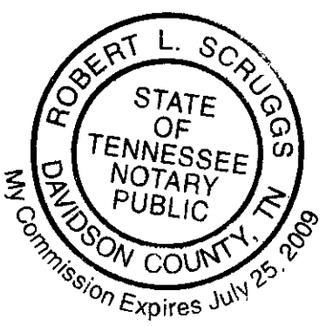
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William Scott Wormann and Kimberly Wormann the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2006.

Commission expires:




Robert L. Scruggs Notary Public