Davidson County DEEDWARR
Recvd: 04/13/06 12:23 2 pgs
Fees:13.00 Taxes:218.30

20060413-0042531

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Gerald Webber	Gerald Webber	155-16-0
1001 Willoughby Way	1001 Willoughby Way	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37221	PARCEL 040.00 and 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Nine Thousand Dollars and Zero Cents ($59,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W.L. Rawdon (aka William L. Rawdon) and wife, Sara A. Rawdon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gerald Webber, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

TRACT I

BEING Lot No. 25 on the Plan of Pasquo Park, Section Two, of record in Plat Book 3600, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to W.L. Rawdon and wife, Sara A. Rawdon, by Installment Deed dated August 14, 1972, from Pasquo Park Company, a partnership, of record in Book 4628, page 117, Register's Office for Davidson County, Tennessee.

TRACT II

BEING a tract marked Reserved Parcel "C" on the Plan of Pasquo Park, Section 2, of record in Plat Book 3600, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William L. Rawdon by deed dated April 21, 1977, from Pasquo Park Company of record in Book 5139, page 60, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☒

improved ☐ property known as 5029 Cambron Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 11th day of April, 2006.

W. L. Rawdon
W.L. Rawdon (aka William L. Rawdon)

Sara A. Rawdon
Sara A. Rawdon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named W.L. Rawdon (aka William L. Rawdon) and Sara A. Rawdon, 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 11th day of April, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts
Mitchell A.Wtts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY