WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/06 12:13 2 pgs
Fees:13.00 Taxes:388.50

20060420-0045463

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Gates	First Franklin, a Division of National City (NAME) Bank of Indiana	52-13B-243
(NAME) 3132 Penn Meade Way	3150 N. First Street	
(ADDRESS) Nashville, Tennessee 37214-1186	(ADDRESS) San Jose, CA 95131	
(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, Lorrin P. Colby Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Gates, an unmarried man, 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. 27,on the Plan of RIVER GLEN, Phase 5, Section 2, of record in Instrument No. 20031006-014780, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description.

Being the same property conveyed to Lorrin P. Colby Jr., unmarried by Warranty Deed dated February 21, 2004, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, as of record in Instrument Number 20040225-0021447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3132 Penn Meade Way, 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 17th day of April, 2006.

Lorrin P. Colby Jr.

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 Lorrin P. Colby Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2006.

Commission expires: November 14, 2009

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009