WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 04/21/06 10:54 2 pgs
Fees:13.00 Taxes:887.63
20060421-0045863

D-0663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Pilkerton ,III	James F. Pilkerton, III	132-09-0-085.00
502 Belgrave Park	Same	
Nashville, TN 37215		
(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, David E. Prince and wife, Mary M. Prince, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Pilkerton* 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: *James F. Pilkerton, III, married

Being the westerly part of Lot No. 38 and the easterly part of Lot No. 39 on the Plan of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and part of Lots 35 & 44 in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

According to a survey made by Z. J. Wilkinson, Surveyor, January 8, 1947, parts of Lots Nos. 38 and 39 front together 79.5 feet on the northerly side of Cadillac Avenue and run back between parallel lines, parallel with and 82.5 feet east of the easterly margin of Soper Avenue, 313.5 feet to a dead line.

BEING all of the same property conveyed to Davin (correctly David) E. Prince and Mary M. Prince by Warranty Deed dated 04/30/2002 from Kevin C. Jones of record in Instrument No. 20020502-0054260, Register's Office for Davidson County, Tennessee.

David E. Prince and Davin E. Prince are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 918 Cadillac Avenue, Nashville, TN 37204
(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 11th day of April, 2006.

David E Prince by Mary M Prince
David E. Prince by Mary M. Prince, Attorney in Fact

Mary M Prince
Mary M. Prince

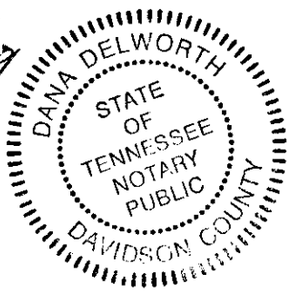
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary M. Prince the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/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: 01/24/09



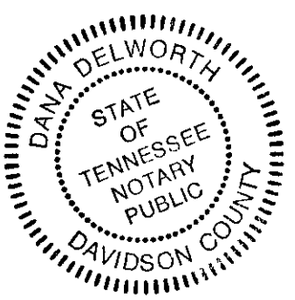
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mary M. Prince, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of David E. Prince, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said David E. Prince. Witness my hand and Notarial Seal this 11th day of April, 2006.

Notary Public

My Commission Expires: 01/24/09



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

This property does not constitute the primary residence of the grantee and is for investment purposes only.