Davidson County DEEDWARR
Recvd: 05/17/06 13:10 2 pgs
Fees:13.00 Taxes:370.00

20060517-0057838

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Angelia Van Vranken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2006.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: 9-30-09
(AFFIX SEAL)

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
Gary Belz	Angelia Van Vranken	072-03-0
1115 McChesney Avenue	1204 17th Avenue, South	GROUP
Nashville, Tennessee 37216	Nashville, TN 37212	PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Thousand Dollars and Zero Cents ($100,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Glen D. James and wife, Maralyn S. James, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary Belz and Angelia Van Vranken and Darin A. Pavone, 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 the easterly 50.0 feet of Lot No. 225 on the Revision of part of Inglewood Place of record in Book 421, page 137, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 225 fronts 50.0 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property conveyed to Glen D. James and wife, Maralyn S. James, by deed dated December 3, 1986, from L.W. Freeman, unmarried, of record in Book 7059, page 670, 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 not been prorated between the parties herein and have been assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1115 McChesney Avenue, Nashville, Tennessee 37216

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 15th day of May, 2006.

Glen D. James

Maralyn S. James

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jason Chaffin, a Notary Public in and for said County and State, the within named Glen D. James and Maralyn S. James, 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 15th day of May, 2006.

Commission expires: March 22, 2008

Jason Chaffin Notary Public

03.22.2008

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE