WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Dalette K. DenHertog
Affiant

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

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: March 24, 2009
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/19/06 12:20 2 pgs
Fees:13.00 Taxes:440.30

20060519-0059152

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalette K. DenHertog	Dalette K. DenHertog 120 River Bend Road	
(NAME) 2122 Geneiva Dr.	(NAME) Hendersonville, TN 37075	72-8-68
(ADDRESS) Nashville, TN	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061105

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Evelyn A. Asher and James B. Escue**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dalette K. DenHertog**, and Cecil W. Rankhorn, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2122 Geneiva Dr., Nashville, TN 37216

(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 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of May, 2006.

Evelyn Asher, Trustee

Evelyn A. Asher

James B. Escue

James B. Escue

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Evelyn A. Asher and James B. Escue, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Evelyn A. Asher and James B. Escue executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2006.

Commission expires: March 24, 2009

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Melissa D. Rogers Notary Public

File No.: 20061105

EXHIBIT A

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Geneiva Heights, of record in Book 2083, page 65, said Register's Office, to which plan reference is hereby made for a more complete description.

Property commonly known as: 2122 Geneiva Drive, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Virginia C. Escue by divorce decree of record in Book 3644, page 557, and Virginia C. Escue having since Quitclaimed a ½ interest to Evelyn Ann Asher by Quitclaim Deed of record in Book 5649, page 984. Said Virginia C. Escue having since died testate in 1991 leaving her ½ interest in said property to Evelyn Ann Asher, Reba Ellison, James B. Escue, Jr., and Charles Henry Escue, Sr., with Evelyn Ann Asher as Trustee. Said Reba Ellison, and Charles Henry Escue, Sr having since agreed to relinquish any and all remaining interest per "Agreed Order of Compromise and Settlement, filed in Davidson County Probate Division, (Probate # 03P-1206). Said Evelyn Ann Asher having further conveyed to herself, and James B. Escue by Quitclaim Deed of record in Instrument # 20041103-0132456, said Register's Office of Davidson County, Tennessee.