WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/06 14:48 2 pgs
Fees:13.00 Taxes:7359.30

20060531-0063957

KEVIN D. MONTGOMERY
NOTARY PUBLIC
Exp. 11/24/07
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,989,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Warne	SAME	Map 130-07
(NAME)	(NAME)	
713 Westview Avenue		Parcel 141
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ELIZABETH RUNYON-HASS AND HUSBAND, ARTHUR RUNYON-HASS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY D. WARNE AND WIFE, LYNNE M. WARNE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivison of Parcel "B" of the Maclin P. Davis Resubdivision of Part of the Royal Oaks Land Co.'s Subdivision of the Baker Tract of record in Plat Book 4860, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Arthur Runyon-Hass and wife, Elizabeth Runyon-Hass, by Quitclaim Deed dated February 26, 2003 from George E. Mudter, Jr., Trustee, of record in Instrument #20030306-0029871, said Register's Office. Arthur Runyon-Hass conveyed his interest in said property to Elizabeth Runyon-Hass by Quitclaim Deed of record in Instrument #20030306-0029874, said Register's Office.

Arthur Runyon-Hass joins in executing this deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4860, page 20, said Register's Office; and (c) easement of record in Book 5787, page 402, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 713 Westview Avenue, Nashville, Tennessee 37205
(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 30th day of May, 2006.

Elizabeth Runyon-Hass

Arthur Runyon-Hass

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 Elizabeth Runyon-Hass and Arthur Runyon-Hass, the bargainor, 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 30th day of May, 2006.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
Exp. 11/24/07
DAVIDSON COUNTY, TN