Davidson County DEEDWARR
Recvd: 06/20/06 15:19 2 pgs
Fees:13.00 Taxes:1128.50
20060620-0073760

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 $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Claudia V. Richardson	S.B. Same As New Owner	105-13-0
1306 Beechwood Avenue		GROUP
Nashville, Tennessee 37212		PARCEL 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Three Hundred Five Thousand Dollars and Zero Cents ($305,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jason Wolf, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Claudia V. Richardson, unmarried, 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.

BEING the easterly one-half of Lot No. 83 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 83 fronts 50.0 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 188.0 feet to an alley.

BEING the same property conveyed to Jason Wolf, unmarried, by deed dated November 28, 2001, from Robert Swann, unmarried, of record as Instrument No. 20011129-0130798 in the Register's Office for Davidson County, Tennessee; the said Jason Wolf having since married.

ELIZABETH F. WOLF, spouse of Jason Wolf, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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 been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1306 Beechwood Avenue, Nashville, Tennessee 37212

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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, 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 14th day of June, 2006.

Jason Wolf

Elizabeth F. Wolf

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jason Wolf and Elizabeth F. Wolf, 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 14th day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

