RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/06 15:06 3 pgs
Fees:18.00 Taxes:629.00
20060623-0075451

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Karen E. Hoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 **DAY OF** June **2006.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY WITT	America's Wholesale Lender	**133-3-52**
(NAME)	(NAME)	
164 ANTIOCH PIKE	750 Old Hickory Boulevard #180	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	Brentwood, TN 37027	
(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, **CHRISTINE LOUDEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY* WITT, a single person**, 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:

* M.

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE LOUDEN, UNMARRIED BY DEED FROM STEVE CHAISSON, UNMARRIED OF RECORD IN INSTRUMENT NO, 20040213-0017700 DATED SEPTEMBER 9, 2003 AND RECORDED FEBRUARY 13, 2004 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **164 ANTIOCH PIKE, NASHVILLE, TN 37211**

(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 21 **day of** June **2006.**

x Christine L Louden
CHRISTINE LOUDEN

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **CHRISTINE LOUDEN, UNMARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 21 **day of** June, **2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public



LEGAL DESCRIPTION EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hinchey Petway Lands of record in Minute Book "I", Page 442, Chancery Court at Nashville, Tennessee, and further being described according to a survey by James L. Murphy, Jr., and Company, dated July 28, 1970 as follows:

Beginning at an existing iron pin lying on the southerly line of the Robert L. Moyer property as of record in Book 2924, page 47, Register's Office for Davidson County, Tennessee, said iron pin being further described as the Northeast corner of the herein described tract and as lying South 84 degrees 32' 42" West a distance of 79 feet from existing concrete monument, said monument is further described as being the Southeast corner of the said Robert L. Moyer property; thence leaving said Southerly property line of said Robert L. Moyer and running with the Westerly property line of W. H. Cherry, as of record in Book 3338, page 153, said Register's Office, South 0 degrees 15' 50" East a distance of 204.90 feet to a point lying on the Northerly margin of Antioch Pike, as widened, said point being further described as the Southeast corner of the herein described tract and the Southwest corner of the said W. H. Cherry property; thence leaving the said W. H. Cherry's Westerly property line and running with the said Northerly margin of Antioch Pike, as widened, South 83 degrees 30' West a distance of 100.17 feet to a point, said point further described as being the Southeast corner of the E. J. Rodgers property, as of record in Book 2105, page 63, said Register's Office, and also being the Southwest corner of the herein described tract; thence leaving said Northerly margin of Antioch Pike, as widened, and running with the Easterly property line of the said E. J. Rodgers property North 0 degrees 15' 50" West a distance of 206.74 feet to a point lying on the Southerly property line of L. E. Durett, as of record in Book 2281, page 508, said Register's Office, said point being further described as the Northeast corner of the said E. J. Rodgers property and the Northwest corner of the herein described tract; thence leaving the Easterly property line of the said E. J. Rodgers and running with the Southerly property lines of the said L. E. Durrett, Walter E. Green, as of record in Book 3764, page 303, said Register's Office, and the said Robert L. Moyer North 84 degrees 32' 42" East a distance of 100.00 feet to the point of beginning containing 0.47 more or less, acre.