Davidson County DEEDWARR
Recvd: 07/18/06 14:52 2 pgs
Fees:13.00 Taxes:2549.30

20060718-0086682

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2006.

Notary Public

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

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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
Benjamin Ross Scott	American Home Mortgage	104-16-0
1915 Ashwood Avenue	538 Broadhollow Road	GROUP
Nashville, Tennessee 37212	Melville, New York 11747	PARCEL 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of********* Six Hundred Eighty Nine Thousand dollars and Zero cents ($689,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edward G. White and wife, Tina S. White, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin Ross Scott, unmarried, and James Michael Gilmore, unmarried, as Tenants in Common with Right of Survivorship, 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 65.0 feet of Lot No. 73 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 73 fronts 65.0 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Edward G. White and spouse, Tina S. White, by deed dated October 28, 2005, from Darius Thieme, unmarried, of record as Instrument No. 20051101-0131689 in the 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 been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1915 Ashwood 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 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 17th day of July, 2006.

Edward G. White

Tina S. White

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 Edward G. White and Tina S. White, 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 17th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY