WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Glenn T. Falls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2006.

Amy Adams Gowan
NOTARY PUBLIC AT LARGE
My Commission Expires November 25, 2006

Amy Adams Gowan
Notary Public

STATE OF TENNESSEE
MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/07/06 15:17 2 pgs
Fees:13.00 Taxes:1831.50
20060907-0111022

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen T. Falls	Glen T. Falls	Map 131-8
(NAME) 4418-B Granny White Pike	(NAME) 4418-B Granny White Pike	Parcel 145
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, **JOHN F. FERRERI, UNMARRIED, AND CHARLES MARK EVANS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENN T. FALLS, UNMARRIED,** 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. 2B on the Zone Lot Division of Hampton Glen of record in Plat Book 6050, page 149, as amended in Plat Book 6200, page 478, 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 Charles Mark Evans and John F. Ferreri, both unmarried, by deed from Davey B. Whitmore and wife, Margaret C. Whitmore of record in Book 9665, page 370, said Register's Office. John F. Ferreri and Charles Mark Evans conveyed their interest in said property to Connie L. Proctor, Trustee, who then conveyed her interest in said property to John F. Ferreri and Charles Mark Evans as Joint Tenants With Rights of Survivorship, by Quitclaim Deed of record in Instrument #20051129-0143353, said Register's Office.

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 6050, page 149 as amended in Book 6200, page 478, said Register's Office; (c) restrictive covenants of record in Book 3105, page 347, said Register's Office; and (d) easement of record in Book 6518, page 537, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4418-B Granny White Pike, Nashville, TN 37204
(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 our hands this 6th day of September, 2006.

John F. Ferreri

Charles Mark Evans

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 John F. Ferreri and Charles Mark Evans, 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 6th day of September, 2006.

Commission expires:

Notary Public



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE