Davidson County DEEDWARR
Recvd: 09/11/06 11:55 2 pgs
Fees:13.00 Taxes:162.80

20060911-0112049

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2006.
(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 OWNERS:	SEND TAX BILLS TO:	MAP
Susan Henderson	Susan Henderson	091-07-0
5105 Michigan Avenue	4116 Westlawn Drive	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 322.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Four Thousand Dollars and Zero Cents ($44,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Phillip D. Livingston, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Susan Henderson, unmarried, a One-Third (1/3) undivided interest, and Lisa Friedland, unmarried, a One-Third (1/3) undivided interest, and Roger Lee, unmarried, a One-Third (1/3) undivided interest, 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 Lots No. 1010 and 1012 of Block No. 167, Plan No. 1, West Nashville, as of record in Book 57, pages 74, and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sam E. Livingston by deed dated March 25, 1986, from Margaret Schulman Ostrin, unmarried, and Benjamin (Bennie) D. Schulman of record in Book 6816, page 792, in the Register's Office for Davidson County, Tennessee; the said Sam E. Livingston having since died intestate on December 11, 1986, and survived by his son, Phillip D. Livingston, as his sole heir at law, as evidenced by Affidavit of Heirship being recorded simultaneously herewith.

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 5105 Michigan Avenue, Nashville, Tennessee 37209

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 I do covenant with the said Grantees 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 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 7th day of September, 2006.

Phillip D. Livingston

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 Phillip D. Livingston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2006.

Commission expires: September 30, 2006

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY