STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 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

Davidson County DEEDWARR
Recvd: 10/27/06 08:23 2 pgs
Fees:13.00 Taxes:2728.75
20061027-0133216

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Fred P. Pancoast	SunTrust Mortgage, Inc.	117-01-0
612 Lynnbrook Road	P.O. Box 26419	GROUP
Nashville, Tennessee 37215	Richmond, Virginia 23260	PARCEL 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thirty Seven Thousand Five Hundred Dollars and Zero Cents ($737,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stuart Bishop and Anne Nilsson, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fred P. Pancoast and wife, Carolyn A. Pancoast, 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 southerly parts of Lot Nos. 1 and 2 on the Plan of Meadowlawn of record in Plat Book 974, page 35, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Lynnbrook (formerly Stokes Avenue) and Meadow (formerly Central Drive); thence with the easterly margin of Lynnbrook Road, northwardly 125.0 feet to the southwest corner of the property conveyed to Y.C. Holbrook and wife, by deed from C.S. Dugger, et al of record in Book 1082, page 424, said Register's Office; thence with said Holbrook's southerly line, eastwardly 125.0 feet, more or less, to the dividing line between Lot Nos. 2 and 3; thence with said dividing line, southwardly 118.3 feet to the northerly margin of Meadow Drive; thence with said drive, westwardly 132.0 feet to the beginning.

BEING the same property conveyed to Stuart Bishop and wife, Anne Nilsson by deed dated February 28, 2000, from Mary D. Leigh, unmarried, of record as Instrument No. 20000301-0020211 in the Register's Office for Davidson County, Tennessee; the said Stuart Bishop and Anne Nilsson having since divorced.

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.

This is:

unimproved ☐

improved ☒ property known as 612 Lynnbrook Road, Nashville, Tennessee 37215

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 25th day of October, 2006.

Stuart Bishop

Anne Nilsson

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 Stuart Bishop and Anne Nilsson, 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 25th day of October 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY