Davidson County DEEDWARR
Recvd: 11/28/06 13:11 2 pgs
Fees:13.00 Taxes:591.63

20061128-0146716

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Amy Katz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 9/30/09
(AFFIX SEAL)

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
Amy Katz	SunTrust Mortgage, Inc.	061-08-0
4613 Log Cabin Road	201 4th Avenue, North	GROUP
Nashville, Tennessee 372616	Nashville, Tennessee 37219	PARCEL 137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Nine Thousand Nine Hundred Dollars and Zero Cents ($159,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dorothy C. Thompson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Amy Katz, an unmarried person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING part of Lot Nos. 2, 3 and 4 on the Plan of Mrs. A. J. McGaughey's Subdivision of Tract II, Second Haysboro Subdivision of record in Plat Book 843, page 71, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated May 27, 1953, as follows:

BEGINNING on the southwesterly side of Log Cabin Road, 32.7 feet southeast of the northeast corner of Lot No. 2; thence with the southwesterly line of Log Cabin Road southeastwardly 107.3 feet; thence continuing with the said road eastwardly 67.55 feet; thence leaving the said road, southwestwardly 295.4 feet to the westerly line of Lot No. 4; thence with the said line northwardly 50.0 feet to the southwest corner of Lot No. 1; thence with the south line of Lot Nos. 1 and 2 eastwardly 115.0 feet to a point 35.0 feet west of the southwest corner of Lot No. 2; thence northeastwardly, crossing the lines between Lot Nos. 2 and 3 at 97.0 feet, in all 150.8 feet to the point of beginning.

BEING the same property conveyed to Virginia B. Myers by deed from Ernest S. Frazier, unmarried, of record in Book 5778, page 394, Register's Office for Davidson County, Tennessee; the said Virginia B. Myers having since died testate on July 26, 2006, and by her Last Will and Testament of record as Docket 06P-1276 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised subject property to Dorothy C. Thompson.

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 4613 Log Cabin Road, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee 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 Grantee, his/her 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 27 day of November 2006.

Dorothy C. Thompson

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

Witness my hand and official seal at Nashville, Tennessee this 27th day of November 2006.

Notary Public

My commission expires: 9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009