06-1519 39 B 1 of 2

Davidson County DEEDWARR
Recvd: 12/05/06 14:32 2 pgs
Fees:13.00 Taxes:3153.14

20061205-0150165

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 $852,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(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
Michael H. Ory	Wells Fargo Bank, N.A.	104-16-0
2400-B Belmont Boulevard	3480 Stateview Boulevard	GROUP
Nashville, Tennessee 37212	Fort Mill, South Carolina 29715	PARCEL 419.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifty Two Thousand Two Hundred Dollars and Zero Cents ($852,200.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, KWI, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael H. Ory and wife, Alyce M. Ory, 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 Lot No. 2 on the Plan of Resubdivision of Lot 118, Belmont Heights of record as Instrument No. 20051117-0139027 and corrected as Instrument No. 20061107-0138636 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to KWI, Inc., a Tennessee corporation by deed dated June 29, 2005, from Bebe Willis, of record as Instrument No. 20050701-0076184 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.

This is:

unimproved ☐

improved ☒ property known as 2400-B Belmont Boulevard, 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 Grantors does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its

successors 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 27th day of November 2006.

KWI, Inc.

By: _____
Kenneth A. Wallace, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of KWI, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

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

Commission expires: September 30, 2009

_____
Mitchell A. Watts Notary Public

