BOX 13
12442

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 $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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

Davidson County DEEDWARR
Recvd: 12/05/06 15:41 2 pgs
Fees:13.00 Taxes:1476.30
20061205-0150294

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Reed E. Hummell	American Home Mortgage	104-15-0
2510 Natchez Trace	538 Broadhollow Rd.	GROUP
Nashville, Tennessee 37212	Melville, NY 11747	PARCEL 096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Three Hundred Ninety Nine Thousand Dollars and Zero Cents ($399,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Claiborne R. Blevins, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Reed E. Hummell and wife, Rae J. Hummell, 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 north 70.0 feet of Lot No. 15 on the Plan of Map of Sunset Parks Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, described as follows:

SAID northerly portion of said Lot No. 15 fronts 70.0 feet along the easterly margin of Natchez Trace (formerly 28th Avenue, South) and runs back between parallel lines 100.0 feet on the northerly line (along the southerly margin of Sunset Place, formerly B Street or Turner Avenue) and 100.0 feet on the southerly line to a dead line in the rear on which it measures 70.0 feet.

BEING the same property conveyed to Claiborne R. Blevins by deed dated May 22, 2003, from Paul W. McGaughy, unmarried, of record as Instrument No. 20030523-0070732 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to all covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto, all matters shown on the plan of record and a Joint Driveway Agreement of record in Book 5413, page 590, in the Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property known as 2510 Natchez Trace, 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 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 22nd day of November 2006.

Claiborne R. Blevins

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 Claiborne R. Blevins, 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 22nd day of November 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

