WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/06 10:55 2 pgs
Fees:13.00 Taxes:177.60
20061221-0157290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Pollard	Mitchell Pollard	81-16-630.01
(NAME)	(NAME)	
3960 Bell Road, #608	3960 Bell Road, #608	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Howard Wear, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell Pollard, an unmarried person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 1004 Jackson St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of December 2006.

Howard Wear

Howard Wear

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Howard Wear, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December 2006.

Commission expires:

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Notary Public

EXHIBIT A

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 55.0 feet of Lot Number 15, the westerly 55 feet of the southerly 30.0 feet of Lot Number 14, Plan of Sam Haslam, Nashville Davidson County, Tennessee, as of record in Book 21 page 17, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin in the northerly margin of Jackson Street at the easterly of a 12.0 ft. alley; thence with an easterly margin of said 12.0 alley North 35 deg. 00min. West, 80.0 ft. to an iron pin, passing the original lot line of Lots Nos. 14 and 15 at 50.0 ft; thence leaving margin of said alley North 54 deg. 36 min. East 55.0 ft. to an iron pin; thence South 35 deg. 00 min. East 80.0 ft. to an iron pin in the northerly margin of Jackson Street; thence with the northerly margin of Jackson Street South 54 deg. 36 min. West 55.0 ft. to the point of beginning.

Being the same property conveyed to Howard Wear, married, by Special Warranty Deed from Federal National Mortgage Association AKA Fannie Mae, a Corporation organized under and existing pursuant to the laws of the United States, dated August 31, 2004, recorded September 7, 2004, of record in Instrument Number 20040907-0107868, Register's Office for Davidson County, Tennessee.

This is not the principle residence of the Grantee.