WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 08:35 2 pg
Fees:13.00 Taxes:6117.95

20070109-0003482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,653,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2007.

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 22, 2010

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/22/2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy C. DeSha Jr.	Roy C. DeSha Jr.	Map 13-13
(NAME) 4426 East Brookfield Drive	(NAME) 4426 East Brookfield Drive	Parcel 49
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **JONATHAN C. NESBITT AND KIMBERLY K. NESBITT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY C. DESHA JR. AND WIFE, CHRISTINE M. WHITWORTH A/K/A CHRISTINE M. DESHA,** 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of B. E. Woodard's Warner Park Subdivision of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan C. Nesbitt and wife, Kimberly K. Nesbitt, by deed dated November 7, 1997 from Stanley O. Schaetzle, Jr. and wife, Patricia A. Schaetzle, of record in Book 10676, page 381, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 87, said Register's Office; and (c) restrictive covenants of record in Book 1358, page 49, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4426 East Brookfield Drive, Nashville, Tennessee 37205

(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 our hands this 8th day of January, 2007.

Jonathan C. Nesbitt

Kimberly K. Nesbitt

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 Jonathan C. Nesbitt and Kimberly K. Nesbitt, the bargainor, 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 8 day of January, 2007.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07