STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/10/07 09:23 2 pgs
Fees:13.00 Taxes:3663.00
20070110-0004034

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Jonathan C. Nesbitt	SAME	131-16-0
1018 Gateway Lane		GROUP
Nashville, Tennessee 37220		PARCEL 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Nine Hundred Ninety Thousand Dollars and Zero Cents ($990,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patrick Alger, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jonathan C. Nesbitt, _____, 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 Lot No. 22 on the Plan of Gateway Acres, Second Addition, of record in Plat Book 1424, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patrick Alger, unmarried, by deed dated August 23, 1996, from Dorothy Ehire and Teresa Emrick of record in Book 10170, page 767, Register's Office for Davidson County, Tennessee.

Susan Alger, spouse of Patrick Alger, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1018 Gateway Lane, Nashville, Tennessee 37220

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 9th day of January 2007.

Patrick Alger

Susan Alger

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 Patrick Alger and Susan Alger, the bargainors, 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 9th day of January 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

