# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/07 15:49 2 pgs
Fees:13.00 Taxes:1341.25

20070119-0007999

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-17-2010
(AFFIX SEAL)

WENDY S. MARTIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Hacienda Title & Escrow , 501 B Ligon Drive, Nashville, TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Todd R Cruse | Todd R Cruse | 104 |
| (NAME) 2043 24th Ave South | (NAME) 2043 24th Ave South | 11 |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) Nashville, TN 37212 | 327 |
| (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, I, Amy P. Wheeler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd R Cruse, 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 2043 24th Ave South, Nashville, TN 37212
(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 November, 2006.

Amy P. Wheeler

Brian Wheeler

STATE OF TENNESSEE

COUNTY OF Davidson

Amy P. Wheeler (a.k.a. Amy Pierce) Brian Wheeler
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

The within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). And who acknowledged that he executed the instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 10-17-2010

WENDY S. MARTIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Wendy S. Martin
Notary Public

# EXHIBIT A

Tract I:
Being the southerly 50.00 feet Lot No 103 on the map of Bransford Realty Company's subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said part of said Lot no. 103 fronts on the westerly side of 24th Ave. South and runs back between parallel lines 160.00 feet to an alley.

Tract II:
Being the northerly 5.0 feet of Lot No. 104In the Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421 page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot 104 fronts 5.0 feet on the westerly side of 24th Ave. South and runs back between parallel lines 160.00 feet more or less , to an alley.

Said Tracts I and II being the same property conveyed to Amy L. Pierce by Quitclaim Deed of record in instrument number 20021023-0130017 Register's Office for Davidson County, Tennessee.
20021023-0130017