STATE OF TENNESSEE)
COUNTY OF DAVDISON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Spencer Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2007.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 02/28/07 09:39 2 pgs
Fees:13.00 Taxes:601.25

20070228-0024509

THIS INSTRUMENT WAS PREPARED BY:

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Carrie Lynne Choate	Chase Home Finance	091-06-0
5408 Michigan Avenue	P.O. Box 79046	GROUP
Nashville, Tennessee 37209	Phoenix, AZ 85062	PARCEL 354.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand Five Hundred Dollars and Zero Cents ($162,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Spencer Ward, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Carrie Lynne Choate, unmarried, 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. 1317 as shown on the Final Subdivision Plat of the Revision to Lots 1317, 1319, 1321 & 1323 Map of Plan No. 1 West Nashville, of record as Instrument No. 20051011-0122361 in the 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 Spencer Ward, a single man by deed dated February 27, 2006 from Double A Development, LLC of record as Instrument No. 20060308-0027105, and re-recorded as Instrument No. 20060721-0088118 and Instrument No. 20060725-0089271 in the Register's Office for Davidson County, Tennessee.

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 year which have been prorated between the parties herein and assumed by the grantee herein.

This is:

unimproved ☐

improved ☒ property known as 5408 Michigan Avenue, Nashville, Tennessee 37209

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 23rd day of February, 2007

Spencer Ward

STATE OF TENNESSEE)

COUNTY OF DAVDISON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Spencer Ward, 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 23rd day of February 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY