Davidson County DEEDWARR
Recvd: 03/06/07 10:01 2 pgs
Fees:13.00 Taxes:316.35

20070306-0027423

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Matthew C. Pater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2007.

Notary Public

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

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
Matthew C. Pater	Matthew C. Pater	108-16-0
5218 Grand View Lane	5218 Grand View Lane	GROUP
Pleasant View, Tennessee 37146	Pleasant View, Tennessee 37146	PARCEL 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Eighty Five Thousand Five Hundred Dollars and Zero Cents ($85,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Martin E. Wood, Jr., unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Matthew C. Pater, married, and Clem Pater, III, unmarried, 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.

BEING Lot No. 33-A, Zone Lot Division of Lots 32, 33, 36 and 37 on the Plan of Section One, Percy Priest Woods, as of record in Plat Book 5200, page 718, amending Book 5200, page 472, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Martin E. Wood, Jr., unmarried, by deed dated April 28, 1995, from Donald R. Baskin and wife, Beverly Baskin, of record in Book 9660, page 327, 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 Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1013 Pleasant View Drive, Nashville, Tennessee 37214

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 I do covenant with the said Grantees 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 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 1st day of March 2007.

Martin E. Wood, Jr.

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 Martin E. Wood, Jr., 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 1st day of March 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY