Davidson County DEEDWARR
Recvd: 03/06/07 10:07 2 pgs
Fees:13.00 Taxes:468.05

20070306-0027453

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 $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd 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
Richard R. Whitesell		072-06-0
1030 Iverson Avenue	SAME	GROUP
Nashville, Tennessee 37216		PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Six Thousand Five Hundred Dollars and Zero Cents ($126,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Teresa Whitesell, unmarried, and Anne Whitesell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard R. Whitesell, married, 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. 63 on the Plan of Maynor Place of record in Plat Book 843, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Teresa Whitesell and Anne Whitesell, as tenants in common with right of survivorship, by deed dated July 18, 2001, from Gwynne E. Hoagland, sole heir of Charles W. Hoagland, deceased, of record as Instrument No. 20010808-0085279 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements conditions 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 1030 Iverson Avenue, Nashville, Tennessee 37316

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 we do covenant with the said Grantee 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 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 our hands this 2nd day of March 2007.

Anne Whitesell

Anne Whitesell

By: Kathy B. Whitesell

Kathy B. Whitesell, Attorney in Fact

Teresa Whitesell

Teresa Whitesell

By: Kathy B. Whitesell

Kathy B. Whitesell, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Kathy B. Whitesell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Teresa Whitesell and Anne Whitesell, and acknowledged that she as Attorney in Fact executed the same as the free act and deed of the said Teresa Whitesell and Anne Whitesell.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March 2007.

Commission expires: September 30, 2009

Mitchell A. Watts

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY