Davidson County DEEDWARR
Recvd: 03/20/07 13:50 2 pgs
Fees:13.00 Taxes:758.50

20070320-0033896

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 $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2008.

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
Luke Nuber	SunTrust Mortgage Inc	081-16-0
1021 Cheatham Place	901 Semmes Avenue	GROUP
Nashville, Tennessee 37208	Richmond VA 23224	PARCEL 146.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Five Thousand Dollars and Zero Cents ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jan Pass, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Luke Nuber and Krista Nuber, husband and wife, 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. 106 on the Plan of McGavock, Wetmore and others Addition to Nashville called "The Town of McGavock" of record in Plat Book 21, page 23, 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 Jan Pass, married, by deed dated July 26, 2006, from Jeff Corle, unmarried, of record as Instrument No. 20060731-0092406 in the Register's Office for Davidson County, Tennessee.

Lawrence J. Pass, spouse of Jan Pass, joins in this conveyance to convey any interest he 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 year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1021 Cheatham Place, Nashville, Tennessee 37208

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 6th day of March, 2007.

Lawrence J. Pass

Jan Pass

By: Jan Pass
Jan Pass, 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, the within named Jan Pass, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 2008.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Pass, 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 Lawrence J. Pass, and acknowledged that she as his Attorney in Fact executed the same as the free act and deed of the said Lawrence J. Pass.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 2008.

Mitchell A. Watts Notary Public

My commission expires:: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY