WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/09/07 09:18 2 pg
Fees:13.00 Taxes:925.00
20070409-0041477

STATE OF TENNESSEE NOTARY PUBLIC J. WAYNE THOMAS DAVIDSON COUNTY, TENN. My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Finney	James Finney	**114-104.00**
(NAME)	(NAME)	
7528 Sawyer Brown Road	529 North High Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Uvalde, TX 78801	
(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, WE, **RYAN WEBB and wife, MELISSA WEBB** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES FINNEY and wife, DARLA FINNEY,** 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:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying Co., Inc., dated June 30, 1973, as follows:

Beginning at a point on the top of a highway cut 23.5 feet, more or less, from the edge of the paving of Sawyer Brown Road, said point being 1064 feet, more or less, south of the southeasterly intersection of Sawyer Brown Road and Charlotte Pike, thence with Tomlinson's south line easterly 511.5 feet, more or less, by deed 485 feet, more or less, by actual field measurements, to the base of a large leaning chinquapin oak; thence southerly 106.1 feet, by Deed and 106 feet by actual field measurements to an iron pin in a fence post; thence with Williams northerly line northwesterly 541.7 feet by deed, 527 feet, more or less from the edge of paving of Sawyer Brown Road; thence with the margin of said Road northeasterly 107 feet, more or less, to the point of beginning.

Being the same property conveyed to Ryan Webb and Melissa Finney Webb, by deed from American Residential Equities XXXXI, LLC of record as Instrument No. 20060410-0041312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) Utilities easement of record in Book 10073, page 837, said Register's Office

unimproved ☐

This is improved ☒ property, known as 7528 Sawyer Brown Road, Nashville, TN 37221

(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 our hands this 28th day of March, 2007.

Ryan Webb

Melissa Webb

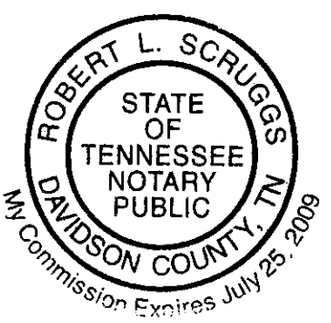
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Ryan Webb and wife, Melissa Webb the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2007.

Commission expires:



Notary Public