WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/07 12:12 2 pgs
Fees:13.00 Taxes:462.50

20070409-0041695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

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
Anna M. Page	**AMERICA'S WHOLESALE LENDER**	**Map 133-6**
(NAME) **223 Wheeler Ave.**	(NAME) **750 Old Hickory Blvd. #180**	**Parcel 191**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(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, **STEVEN BOB and wife, SUSAN BOB** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA M. PAGE, 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:

Land in Davidson County, Tennessee, being Lot Nos. 52, 53, 54 and 55 on the Map of J. G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blandard and Parris, surveyors, April 1939, as follows:

Beginning on the southerly margin of Wheeler Avenue at a point 297.5 feet west of the westerly line of the Freed land, said point being the corner of Lot Nos. 55 and 56; thence with the line between said two lots, southwardly 205.2 feet to the northerly line of the Tibbs property; thence with said line, North 88 degrees West 100 feet to the corner of Lot Nos. 51 and 52; thence with the line between said two lots, northwardly 206.9 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to Steven Bob and wife, Susan Bob by Warranty Deed from Matthew John Weir and wife, Scarlett Toler Weir dated March 29, 2001, of record as Instrument No. 20010405-0033191, 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).

unimproved ☐

This is improved ☒ property, known as 223 Wheeler Ave., Nashville, TN 37211

(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 29th day of March, 2007.

Steven Bob

BY: Steven Bob, BY Shawn Tilden AIF
Shawn Tilden, Attorney in fact

Susan Bob

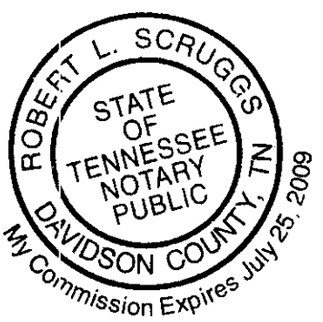
Susan Bob, BY Shawn Tilden AIF
BY: Shawn Tilden, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Shawn Tildan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be attorney in fact of Steven Bob and Susan Bob the within named bargainors, and that as such attorney in fact, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2007.

Commission expires:



Notary Public