#20471-1
Box 14A

Box 14A

Davidson County DEEDWARR
Recvd: 04/18/07 08:24 2 pgs
Fees:13.00 Taxes:1050.80
20070418-0046003

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 $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 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 J. Corzine	Pinnacle National Bank	103-03-0
5004 Wyoming Avenue	211 Commerce Street Ste 300	GROUP
Nashville, Tennessee 37209	Nashville, TN 37201	PARCEL 116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** Two Hundred Eighty Four Thousand Dollars and Zero Cents ($284,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wesley P. Thayer and wife, Sheila A. Thayer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matthew J. Corzine and wife, Lyndi Hewitt-Corzine, 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 part of Block 25 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 110.0 feet from the westerly margin of 50th Avenue, North, in the northerly margin of Wyoming Avenue, formerly Sixth Avenue, westerly with said northern margin 50.0 feet to a point; thence North 150.0 feet to the southerly margin of a 20-foot alley; thence easterly 50.0 feet with said alley to a point; thence South 150.0 feet to the point of beginning.

BEING the same property conveyed to Wesley P. Thayer and wife, Sheila A. Thayer, by deed dated April 13, 2005, from Michael Comstock and wife, Julie D. Comstock, of record as Instrument No. 20050415-0042127 in the 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 5004 Wyoming Avenue, Nashville, Tennessee 37209

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 16th day of April, 2007.

Wesley P. Thayer

Sheila A. Thayer

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 Wesley P. Thayer and Sheila A. Thayer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

