STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/10/07 11:58 2 pgs
Fees:13.00 Taxes:444.00

20070510-0056208

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Daniel N. Fell | Daniel N. Fell | 082-16-0 |
| 1511 Russell Street | 1511 Russell Street | GROUP |
| Nashville, Tennessee 37206 | Nashville, Tennessee 37206 | PARCEL 354.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* One Hundred Twenty Thousand Dollars and Zero Cents ( $120,000.00 ), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Betty I. Andrews, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Daniel N. Fell and wife, Catherine Fell, 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. 2 on the Map of R.D. Goodletts Trustee Subdivision of 220.0 feet Southside of Boscobel Street of record in Book 57, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Betty I. Andrews, unmarried by deed dated October 29, 1993, from Edward B. Gordon and Edward D. Gordon and Aleene B. Gordon of record in Book 9141, page 524, 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 920 Boscobel Street, Nashville, Tennessee 37206

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 1st day of May, 2007.

Betty I. Andrews

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 Betty I. Andrews, 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 1st day of May, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

