39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

Davidson County DEEDWARR
Recvd: 05/14/07 14:59 2 pgs
Fees:13.00 Taxes:2960.00
20070514-0057645

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas T. Dovan	Sunshine Mortgage Corp	Map 104-10
(NAME)	(NAME)	
400 Chesterfield Avenue	3000 Peachtree Rd NE Ste 750	Parcel 121
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Atlanta GA 30305	
(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, **ROBERT STEPHEN MAXWELL AND WIFE, SANDRA ANN MACKAY MAXWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS T. DOVAN AND WIFE, LAURA M. DOVAN,** 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 the westerly part of Lot No. 126 on an unregistered map showing R.W. Grizzard's subdivision of part of the Bosley Tract, described according to the deeds of record and said unregistered map as follows:

Said Lot fronts 88 feet on Chesterfield Avenue and runs back between parallel lines 210 feet on easterly line and 209.7 feet on the westerly line to a line in the rear measuring 100.17 feet according to a survey by Campbell Surveying Company dated June 11, 1986.

Being the same property conveyed to Robert Stephen Maxwell and Sandra Ann MacKay by deed from Robert S. Maxwell and Albert Estes Ambrose, Jr., of record in Book 6918, page 915, said Register's Office. Robert Stephen Maxwell and Sandra Ann MacKay are married. Sandra Ann MacKay is now known as Sandra Ann MacKay Maxwell.

This conveyance is subject to 2007 real property taxes and all easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 400 Chesterfield Avenue, Nashville, Tennessee 37212
(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 9 day of May, 2007.

Robert Stephen Maxwell

Sandra Ann MacKay Maxwell By Robert Stephen Maxwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Stephen Maxwell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of May, 2007.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of May, 2007, before me personally appeared Robert Stephen Maxwell, to me known to be the person who executed the foregoing instrument on behalf of Sandra Ann MacKay Maxwell and acknowledged that he executed the same as the free act and deed of Sandra Ann MacKay Maxwell.

Witness my hand and official seal at Nashville, Tennessee this 9 day of May, 2007.

Commission expires:

Notary Public