WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Cramer **Anna L. Cramer**	**SAME**	**132-9-85**
(NAME) **1610 Allendale Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/04/07 13:12 2 pgs
Fees:13.00 Taxes:980.50

20070604-0066120

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, **James F. Pilkerton III, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Cramer and wife, Anna L. Cramer**, 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 the westerly part of Lot No. 38 and the easterly part of Lot No. 39 on the Plan of Subdivision of Lots 27—28-36-37-38-39-40-41-42-43 and part of Lots 35 and 44 in Oak Hill Subdivision No. 1, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

According to a survey made by Z.J. Wilkinson, Surveyor, January 8, 1947, parts of Lots Nos. 38 and 39 front together 79.5 feet on the northerly side of Cadillac Avenue and run back between parallel lines, parallel with and 82.5 feet east of the easterly margin of Soper Avenue 313.5 to a dead line.

Being the same property conveyed to James F. Pilkerton III, married by deed dated April 14, 2006 from David E. Prince and wife, Mary M. Prince of record in Instrument No. 20060421-0045863, said Register's office.

The Grantor is married, but the above described property was never used as the primary residence.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☒

This is improved ☐ property, known as **918 Cadillac Avenue, Nashville, TN 37204**

(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 my hand this 31st day of May, 2007.

James F. Pilkerton III

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 James F. Pilkerton III, 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 31ST DAY OF MAY, 2007.

Commission expires: 7/21/07

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public