Davidson County DEEDWARR
Recvd: 06/08/07 11:49 2 pgs
Fees:13.00 Taxes:1196.95
20070608-0068880

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $323,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 7th day of June, 2007. J Brandon Miller Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Janet Smith	SAME	83-9-76.00
1206 Gartland Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICHOLAS SCOTT WITHEROW AND WIFE, SHANA ALIVIA BROGDEN WITHEROW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANET SMITH AND HUSBAND, PAUL WEIGHELL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 easterly half of Lot 2 of Block 2 on the plan of D. H. Baileys Subdivision of part of the Allison Property, as of record in Book 161, page 73, Registers Office for Davidson County Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Nicholas Scott Witherow and wife Shana Alivia Brogden Witherow by deed from Keith P. Phillips and wife Heather J. Phillips, dated 11-21-2006, recorded in Instrument No. 20061208-0151816, said Registers Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1206 Gartland Avenue, Nashville, TN 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of June, 2007.

Nicholas Scott Witherow

Shana Alivia Brogden Witherow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas Scott Witherow and Shana Alivia Brogden Witherow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2007.

Notary Public

My Commission Expires: November 22, 2010

