WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2007

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2011

Davidson County DEEDWARR
Recvd: 07/05/07 09:26 2 pgs
Fees:13.00 Taxes:1306.10
20070705-0079815

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Maywald	Ed Maywald	Map 105-9
(NAME) 2037 Elliott Avenue	(NAME) 2037 Elliott Avenue	Parcel 441
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, **MARY GAY WHITE AND HUSBAND, NORMAN TRUXTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ED MAYWALD AND WIFE, SUSAN MAYWALD,** 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 part of Lot No. 68 on the Waverly Land Company's Plan of Lots, being Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described according to a survey dated, August 10, 1918, by W. B. South, as follows:

Beginning on the westerly margin of Elliott, formerly Kirkman Avenue at a point 67 feet 2 inches northerly from Miller's northeast corner; thence with the westerly margin of said Avenue, northerly 98 feet to a point; thence westerly 245 feet to a point on the easterly margin of an alley, southerly 43 feet to a point 30 feet northerly from said Miller's northeast corner; thence easterly in a straight line 285 feet to the beginning.

Being the same property conveyed to Barbara J. Witherow, Mary Gay White, Richard Lee Driver and wife, Retha W. Driver by deed from Margaret P. Cunningham, a widow, of record in Book 5823, page 162, said Register's Office. Richard Lee Driver conveyed his interest in said property to Mary Gay White by Quitclaim Deed of record in book 6330, page 723, said Register's Office. Retha W. Driver conveyed her interest in said property to Mary Gay White by Quitclaim Deed of record in Book 6330, page 725, said Register's Office. Barbara J. Witherow conveyed her interest in said property to Mary Gay White by Quitclaim Deed of record in Book 6649, page 600, said Register's Office.

Norman Truxton joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing on the plan of record in Book 57, page 95, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2037 Elliott Avenue, Nashville, Tennessee 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 our hands this 29th day of June, 2007.

Mary Gay White

Norman Truxton

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 Mary Gay White and Norman Truxton, the bargainor, 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 29th day of June, 2007.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN EXP. 11/24/07