WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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

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

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
Richard B. French Jr.	Richard B. French Jr.	Map 104-9
(NAME) 3713 West End Avenue	(NAME) 3713 West End Avenue	Parcel 189
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **DAVID E. GREEN AND WIFE, KATHLEEN F. GREEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD B. FRENCH JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 4 on the Map of Block B, Bransford Realty Co's Golf and Country Club Subdivision of record in Plat Book 332, page 152, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David E. Green and Kathleen F. Green, by deed dated July 7, 1992 from Rayford C. Hilley and Donna J. Hilley, of record in Book 8671, page 661, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing on the plan of record in Book 332, page 152, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3713 West End Avenue, Nashville, Tennessee 37205
(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.

Davidson County DEEDWARR
Recvd: 08/30/07 12:23 2 pgs
Fees:13.00 Taxes:4995.00
20070830-0104346

Witness our hands this 30th day of August, 2007.

David E. Green

Kathleen F. Green

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 David E. Green and Kathleen F. Green, 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 30th day of August, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds