Davidson County DEEDWARR
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20071005-0119151

RECORD & RETURN TO:
FILE BOX 36

# WARRANTY DEED

NOTARY PUBLIC
AT LARGE
Cassandra J. Williams
My Commission Expires
September 25, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF SEPTEMBER, OCTOBER, 2007

Notary Public

My commission expires: 9-25-2010 SEAL

THIS INSTRUMENT WAS PREPARED BY:
«David B. Herbert, Attorney»
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Jeremy M. Gearhart<br>3712 Park Avenue<br>Nashville, TN 37209 | SAME | 92-13-046.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JAMES W. SOUTHERLAND and wife, MIRIAM A. SOUTHERLAND, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto JEREMY M. GEARHART, hereinafter called **"GRANTEE,"** all their right, title and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Block 8, on the Plan of Subdivision of Plummer Place of record in Book 161, page 39, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James W. Southerland and wife, Miriam A. Southerland, by Quitclaim Deed from Readus Carter, individually and as Administrator of the Estate of Kaye E. Miller, deceased (a one-half undivided interest), of record as Instrument No. * in said Register's Office.

* 20071005-0119150

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

This property is also known as improved property located at 3712 Park Avenue, Nashville, TN 37209.

**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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 27th day of September, 2007.

JAMES W. SOUTHERLAND

MIRIAM A. SOUTHERLAND

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared JAMES W. SOUTHERLAND and wife, MIRIAM A. SOUTHERLAND, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 27th day of September, 2007.

My commission expires:
3/29/09

Notary Public

ANGELA LYNN FREELAND
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON