(H)

WARRANTY DEED

BOX 10-A

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

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. 3/21/09
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
John David Ackerman	John David Ackerman	Map 131-3
(NAME) 4203 Belmont Boulevard	(NAME) 4203 Belmont Boulevard	Parcel 226
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, I, **PATRICIA ACKERMAN ADAIR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DAVID ACKERMAN AND WIFE, DONNA MARIE ACKERMAN,** 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:

TRACT 1:
Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 25 on the Map of Geo. W. Blair's Revised Subdivision of Belmont Park Place of record in Book 421, pages 118 and 119, Register's Office for said County.

Said southeasterly part of said lot No. 25 begins at a point on Belmont Boulevard and runs westerly 200 feet, said line being the northerly line of Lot No. 26; thence north 100 feet; thence easterly 200 feet to Belmont Boulevard and thence southerly along Belmont Boulevard, 100 feet to the point of beginning.

Being the same property conveyed to Patricia Ackerman Adair by Quitclaim Deed from Patrick H. Waggoner, Trustee of the Helen A. Ackerman Living Trust Under Agreement Dated November 6, 1998, of record in Instrument No. 20071001-0116454, Register's Office for Davidson County, Tennessee and by Deed of Correction of record in Instrument #20080214.0014733, said Register's Office.

TRACT 2:
Land in the 16th Civil District of Davidson County, Tennessee, being a part of Lot No. 26 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pipe in concrete on the westerly margin of Belmont Boulevard marking the intersection of the northerly line of Lot No. 26 with the westerly margin of said Boulevard; running thence north 88° 13.5' west 164.83 feet along the dividing line between Lots 25 and 26 to a point; thence south 1° 33' west 25 feet to a point; thence south 88° 13.5' east 164.83 feet to a point in the westerly margin of Belmont Boulevard; thence north 1° 32' east 25 feet along the westerly margin of Belmont Boulevard to the point of beginning, containing 0.0946 acres, more or less.

Being the same property conveyed to Patricia Ackerman Adair by Quitclaim Deed from Patrick H. Waggoner, Executor of the Estate of Helen A. Ackerman of record in Instrument #20080214.0014735, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/14/08 09:03 2 pgs
Fees:13.00 Taxes:1517.00

20080214-0014736

This conveyance is subject to (a) 2008 real property taxes and (b) all matters appearing on the plan of record in Book 421, pages 118-119, said Register's Office.

This conveyance is subject to Deed of Trust of record in Instrument #20071212-0143233, Register's Office for Davidson County, to secure an indebtedness to Patrick H. Waggoner, Trustee in the original principal amount of 225,920.50. ASSUMED BY THE GRANTEES.

unimproved ☐

This is improved ☒ property, known as 4203 Belmont Boulevard, Nashville, TN 37215

(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 8th day of February, 2008.

Patricia Ackerman Adair

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 Patricia Ackerman Adair, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2008.

Commission expires:

JOHN GREGORY WARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Exp. 3/21/09

Notary Public