# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00.

Affiant

Subscribed and sworn to me on March 30, 2009.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5/9/2012

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23856SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| William Gilmore<br>3805 Princeton Avenue<br>Nashville, TN 37205 | New Owner | 104-09-1 |

**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, Edward Thomas McDougal, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William Gilmore, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Richland Realty Company's Subdivision "C" of record in Plat Book 421, page 31, 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 Edward Thomas McDougal by Deed from Mark W. King and JoAnne J. King, husband and wife, of record as Instrument No. 20070723-0087102 in the Register's Office for Davidson County, Tennessee.

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

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
3. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. 096-555, Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.
4. 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.

BILL GARRETT, Davidson County
Trans:T20090026880 DEEDWARR
Recvd: 04/23/09 14:41 2 pgs
Fees:13.00 Taxes:1424.50
20090423-0037012

This property is also known as improved property located at 3805 Princeton Avenue, Nashville, TN 37205.

**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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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. 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 on March 30, 2009.

Edward Thomas McDougal

**Edward Thomas McDougal**

**By:** Thomas Edward McDougal
**Thomas Edward McDougal,**
**Attorney-In-Fact**

**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 Thomas Edward McDougal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Edward Thomas McDougal, as his Attorney in Fact, as the free act and deed of the within named Edward Thomas McDougal.

Witness my hand and official seal on March 30, 2009.

NOTARY PUBLIC

**My Commission Expires:**

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE