Davidson County DEEDWARR
Recvd: 06/04/13 11:19 3 pgs
Fees:18.00 Taxes:1378.25
20130604-0056258

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$372,500.00** (Three Hundred Seventy Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of May, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lee Vaughn Webb, Jr. 5305 A Elkins Avenue Nashville, TN 37209	SunTrust Mortgage, Inc. RVW 5093 1001 Semmes Avenue Richmond, VA 23224	09115005900

WARRANTY DEED

FOR AND IN 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/WE, **DAVID CHARLES AIREY AND WIFE CHRISTINE ELAINE COLLINS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LEE VAUGHN WEBB, JR. AND MARGARET WEBB, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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, being Lot No. 2 on the Plat of Sharman A. Boles Subdivision of record in Book 5190, Page 740, Register's Office for said county.

Said Lot No. 2 fronts 50.00 feet on the southerly margin of Elkins Avenue and extends back 180.07 feet on the easterly line and 180.07 feet on the westerly line to an alley in the rear, measuring 42.65 feet thereon.

Being the same property conveyed to David Charles Airey and wife, Christine Elaine Collins by deed from Edwin M. Bennett, married of record in Instrument Number 20021118-0142889, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5305 A ELKINS AVENUE** **NASHVILLE,TN37209**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2013

WITNESS, this 30th day of May, 2013

David Charles Airey

Christine Elaine Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Charles Airey and Christine Elaine Collins** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of May, 2013.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2013

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14