THIS INSTRUMENT PREPARED BY:
David B. Herbert
Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600
P.O. Box 198062
Nashville, TN 37219-8062

Box 36

WARRANTY DEED

BOOK 7322 PAGE 843

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
143-2-A-16CO	Mr/Mrs Oran G. Ward 572 Harpeth Trace Drive Nashville, TN 37221	New Owner
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	572 Harpeth Trace Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

5492 6.
IDENTIFICATION REFERENCE
AUG 11 3 23 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PERRY W. MOSKOVITZ COMPANY, INCORPORATED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ORAN G. WARD and wife, LEIGH R. WARD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 16 on the Plan of Phase Three, Harpeth Trace Estates, as shown on plan of record in Book 5200, pages 751, 752 and 753, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Perry W. Moskovitz Company, Incorporated, by deed from John R. Beesley, III, Trustee with full power, as of record in Book 6553, page 430.

This conveyance is made subject to all zoning regulations, easements and rights of way for public utilities applicable to this property, if any, restrictions of record in Book 5120, page 208, together with Charter of Harpeth Trace Services Association of record in Book 5120, page 199 and covenants, conditions, restrictions, etc., contained in restrictions in Book 5380, page 357, made applicable to the subject property by instrument of record in Book 6274, page 148 and all matters referred to on the recorded plan shown above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1987 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10 day of August 19 87.

PERRY W. MOSKOVITZ COMPANY, INCORPORATED
BY: _____
Perry W. Moskovitz, President

BOOK 7322 PAGE 844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Oran G. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August 19 87.

COMMISSION EXPIRES: 5-13-90 (AFFIX SEAL)

Vicki Watts
Notary Public

WARRANTY DEED

FROM

PERRY W. MOSKOVITZ AND COMPANY, INCORPORATED

TO

ORAN G. WARD AND WIFE, LEIGH R. WARD

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Perry W. Moskovitz and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President and _____ respectively, of Perry W. Moskovitz Company, Incorporated a corporation, the bargainor, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Perry W. Moskovitz as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 10 day of August, 19 87.

My commission expires: 5-13-90

Vicki Watts
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7322 PAGE 845

CO - CONVEYANCE MO - MORTGAGE WD - WARRANTY DEED TD - TRUST DEED		CC - CERTIFIED COPY REL - RELEASE UCC - UNIFORM COMMERCIAL CODE		MISC - MISCELLANEOUS CO TAX - STATE TAX CONVEY MO TAX - STATE TAX MORT PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

21[illegible] .[illegible] [illegible].
56 .[illegible] [illegible]
.[illegible] [illegible]
.[illegible] [illegible]
[illegible] [illegible].[illegible]
9504A006[illegible] PR .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.9.2.6.

IDENTIFICATION REFERENCE

AUG 11 3 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04455