Instr:200008010075617 Page: 1 OF 2
REC'D FOR REC 08/01/2000 8:40:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3607.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 31st day of July, 2000.

Notary Public

NOTARY PUBLIC AT LARGE
SHANNON HILBIN
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen M. Bransford	**Helen M. Bransford**	**116-15-41**
(NAME) **413 Lynnwood Blvd.**	(NAME) **413 Lynnwood Blvd.**	**BM01675**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(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, WE, **BRENT J. WARE AND WIFE, JUDY WARE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN M. BRANSFORD**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of the south parts of Lots Nos. 48 and 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, Page 102, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Lynwood Boulevard, the common corner of Lots Nos. 48 and 49 of said subdivision; thence with the line between said lots and the line between Lots Nos. 50 and 51 westerly 507 feet to the corner of Lots Nos. 50 and 51 in the east margin of Royal Oaks Avenue; thence with the margin of said Avenue northerly 90 feet to a point; thence easterly 498 feet to a point in the westerly margin of Lynwood Boulevard; thence with the margin of said Boulevard, southwardly 100 feet to the point of beginning.

Being the same property conveyed to Brent J. Ware and wife, Judy Ware by deed from Jean R. Ward of record in Book 10531, Page 570 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **413 Lynnwood Blvd., Nashville, TN 37205**
(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/our hand(s) this 31st day of July, 2000.

Brent J. Ware
By: Judy Ware, his Attorney-In-Fact

Judy Ware

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 Judy Ware, 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 31st day of July, 2000.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON My Commission Expires JULY 26, 2003

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Judy Ware with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Brent J. Ware and being authorized to act on behalf of said person executed the foregoing instrument as his free act and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2000.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003