WARRANTY DEED

EDWARD A. TIGNOR NOTARY PUBLIC AT LARGE WILSON CO. TN

My Commission Expires [illegible]

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/15/2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Jansing	SAME	95-4-121
(NAME)	(NAME)	
205 Ridgeway Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	SAME	
(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, **Michael Boles ,single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Jansing and wife, Trudy J. Jansing**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 02/20/01 11:39 2pgs
Fees:11.00 Taxes:342.25

20010220-0015434

unimproved ☐

This is improved ☒ property, known as 205 Ridgeway Dr., Nashville, TN 37214

(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 our/my hands this 2/15/2001.

Michael Boles

Michael Boles

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Michael Boles ,single and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 2/15/2001.

Commission expires:

EDWARD A. TIGNOR NOTARY PUBLIC AT LARGE WILSON CO. TN

My Commission Expires [illegible]

Notary Public

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

File No.: 11002683

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County.

Said Lot No. 79 fronts 85 feet on the east side of Ridgeway Drive and runs back between lines 200 feet on the south line and 209.4 feet on the north line, which is a broken line, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Michael Boles, single by Deed from Linda J. Perry Wright dated 3/18/00 and recorded 3/27/00 in Instrument No. 200003270030540, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Linda J. Perry Wright by Deed from Sherry Ann Morris Goodwin, married dated 8/4/95 and recorded in Book 9758, page 354, Register's Office for Davidson County, Tennessee.
Property Address:
205 Ridgeway Dr.
Nashville, Tennessee 37214

T. J.