WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$258,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2002.

Notary Public

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

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. 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
James Michael Meyer	**Chase Manhattan Mortgage**	**117-2-167**
(NAME)	(NAME)	
3020 23rd Avenue South	**1901 Roxborough Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Charlotte, NC 28211**	
(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 V. WARE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES MICHAEL MEYER, AN UNMARRIED MAN**, 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:

BEING the southerly 40 feet of Lot 10 and the northerly 30 feet of Lot 9 of Blo9ck 3 on the Map of W. V. Davidson's Hillsboro Highlands as of record in Book 843, Page 23, Register's Office for Davidson County, Tennessee.

SAID part of said lots front 70 feet on the easterly side of 23rd Avenue South, and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Brent J. Ware and wife, Judy V. Ware by deed from Michael A. Drescher and wife, Brittany Kelly Drescher of record in Instrument No. 20010614-0063158.

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

unimproved ☐

This is improved ☒ property, known as **3020 23rd Avenue South, Nashville, TN 37215**

(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 hands this 29th day of May, 2002.

Brent J. Ware
By Christy Reed Blackwell, his Attorney-in-Fact
Brent J. Ware
By: Christy Reed Blackwell, his Attorney-In-Fact

Judy V. Ware
Judy V. Ware
By: Christy Reed Blackwell, her Attorney-In-Fact
By Christy Reed Blackwell, her Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/04/02 11:20 2pgs
Fees:13.00 Taxes:954.60
20020604-0067404

STATE OF TENNESSEE

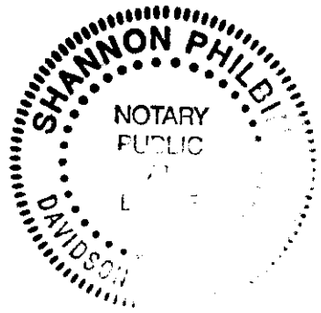
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christy Reed Blackwell 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 Judy V. Ware and being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires July 26, 2003