WARRANTY DEED

Return to:
First Title and Escrow Company, Inc.
2000 Richard Jones Road; Suite 110
Nashville, Tennessee 37215

BOX 9B
File number 20520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires September 25, 2004

D-0210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Tharp	NEW OWNER	083-07-0-287.00
(NAME)	(NAME)	
912 Riverside Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Robert T. Axe, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
~~Bill Tharp~~, William A. Tharp
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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Part One Hanley Subdivision, of record in Plat Book 1424, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Laura A. Axe, married by Warranty Deed from Ernest S. Jakes and wife, Valerie Ann Jakes, dated April 22, 1994, of record in Book 9323, Page 192, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert T. Axe, married by Quitclaim Deed from Laura A. Axe, married, dated November 17, 1998, of record in Book 11220, Page 959, Register's Office for Davidson County, Tennessee.

Laura A. Axe joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Robert T. Axe.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 912 Riverside Ave., Nashville, TN 37206
(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 hand this 16th day of May, 2003.

Robert T. Axe

Laura A. Axe

Davidson County DEEDWARR
Recvd: 06/04/03 10:45 2pgs
Fees:13.00 Taxes:473.60

20030604-0076317

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

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2003.

Commission expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby certify that on this 16th day of May, 2003 before me, a Notary Public in and for the State and County aforesaid, personally appeared Laura A. Axe, known to me or satisfactorily proven to be the person (s) whose name (s) are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

AS WITNESS my hand a Notarial Seal the day and year first above written.

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212