# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/04 11:38 2pgs
Fees:13.00 Taxes:703.00

20040126-0009738

STATE OF Kentucky
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Lesley E. Osterhout
Affiant Lesley E. Osterhout

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2003.

Angela M. Satterly
Notary Public Angela M. Satterly

MY COMMISSION EXPIRES: 04/13/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

**Mooser & Freibert Land Title, LLC**
161 St. Matthews Avenue, #5
Louisville, KY 40207

# 23-06-121

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William T. Neathamer, III, unmarried | William T. Neathamer, III | 117.04-0-347.00 |
| (NAME) | (NAME) | |
| 2950 Primrose Circle | 2950 Primrose Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (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, Jason M. Byrnes, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Neathamer, unmarried, 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 2 of Block B on the Map of BELMONT TERRACE ANNEX NO. 4, as of record in Book 974, Page 97, Register's Office for said County. Said Lot 2 fronts 65 feet on the Southwesterly side of Primrose Circle ad runs back between line 162.5 feet on the Northwesterly line and 160 feet on the Southeasterly line to the Right-of-Way of the Tennessee Central Railroad, on which it measured 70.8 feet.

SAVING and EXCEPTING that property conveyed by deed recorded in Book 4792, Page 660.

Being the same property conveyed to Jason M. Byrnes, unmarried, by Deed dated June 30TH, 2002, of record in Instrument No. 20000707-67311, in the Register's Office of Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 2950 Primrose Circle, Nashville, TN 37221

(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 14th day of June, 2003.

Jason M. Byrnes

Jason M. Byrnes

STATE OF Tennessee

COUNTY OF Davidson

Witness my hand and official seal at NASHVILLE, Tennessee this. 14th day of June, 2003.

Commission expires: Nov. 24, 2007.

Wanda J. Knight

Notary Public

Wanda J. Knight

(SEAL)

WANDA J. KNIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007