Davidson County DEEDWARR
Recvd: 06/25/04 08:57 2pgs
Fees:13.00 Taxes:1384.17

20040625-0075473

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000726

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by JOE L. CHRISTOPHER, JR., and wife, JENNIFER L. CHRISTOPHER, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GREGORY J. HARRINGTON and MITCHELL LYNCH and JEFFREY E. SMITH, has bargained and sold, and by these presents do transfer and convey unto the said JOE L. CHRISTOPHER, JR., and wife, JENNIFER L. CHRISTOPHER, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Southmeade of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory J. Harrington and Mitchell Lynch by deed from Marjorie B. Greer, unmarried, of record as Instrument No. 20030815-0118046, said Register's Office.

Also being the same property conveyed to Gregory J. Harrington and Mitchell Lynch and Jeffrey E. Smith by deed of record as Instrument No. 20030815-0118048, said Register's Office for said County.

This is improved ☐ property known as **4323 Prescott Road, Nashville, TN 37204**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOE L. CHRISTOPHER, JR., and wife, JENNIFER L. CHRISTOPHER, their heirs and assigns, forever. And it does covenant with the said JOE L. CHRISTOPHER, JR., and wife, JENNIFER L. CHRISTOPHER, that they are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to said land to the said JOE L. CHRISTOPHER, JR., and wife, JENNIFER L. CHRISTOPHER, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 18th day of June, 2004.

GREGORY J. HARRINGTON

MITCHELL LYNCH

JEFFREY E. SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **GREGORY J. HARRINGTON and MITCHELL LYNCH and JEFFREY E. SMITH,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 18th day of June, 2004.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $374,100.00.

AFFIANT

Sworn to and subscribed to before me this 18 day of June, 2004.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: ~~MY COMMISSION EXPIRES:~~ September 22, 2007

MAP 132-07-0
PARCEL 26.00

ADDRESS OF NEW OWNERS:
JOE L. CHRISTOPHER, et ux
4323 Prescott Road
Nashville, TN 37204

SEND TAX BILLS TO:
SAME