BOX #14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

G#17305-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$322,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

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
Marcy L. Throop	**" NEW OWNER "**	**116-8-30**
(NAME)	(NAME)	
200 WOODMONT CIRCLE		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **THOMAS L. LIMBAUGH AND WIFE, SUSAN R. LIMBAUGH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCY L. THROOP, 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:

Being Lot No. 2 on the Map of J. A. Stevens Resubdivision of Lots Nos 29 through 29 through 34, and 49 through 54, inclusive, in the Kenner Manor Land Company's Second Subdivision as of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 75 feet on the northerly side of Kenner Avenue and runs back 253 feet on its westerly line and 288 feet on the easterly line, to the southerly margin of a 10 foot strip measuring 53 feet thereon.

Being the same property conveyed to Thomas L. Limbaugh and wife Susan R. Limbaugh by deed from Kinkarrai R. Desai and wife Vasumati D. Desai of record in Instrument No. 200008070078304 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of Record in Book 547, page 134 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **200 Woodmont Circle, 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 July, 2004.

Thomas L. Limbaugh
By: Susan R. Limbaugh, his Attorney in Fact

Susan R. Limbaugh

Davidson County DEEDWARR
Recvd: 07/30/04 14:28 2pgs
Fees:13.00 Taxes:1191.40
20040730-0091647

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 Susan R. Limbaugh, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susan R. Limbaugh with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Thomas L. Limbaugh and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

THIS Instrument is being executed on behalf of Thomas L. Limbaugh pursuant to a Power of Attorney executed by same on the 22nd day of July, 2004, of record as Instrument No. 20040730-0091646 Register's Office for Davidson COunty, Tennessee.