Davidson County DEEDWARR
Recvd: 11/19/04 13:38 2pgs
Fees:13.00 Taxes:662.30

20041119-0139207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Raymond Edward Tarkington Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2004.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Raymond Edward Tarkington, Jr.	Raymond Edward Tarkington, Jr.	104-1
217 38th Avenue, North	300 Plum Leaf Court	GROUP
Nashville, Tennessee 37209	Franklin, TN 37069	PARCEL 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *** One Hundred Seventy Nine Thousand Dollars and Zero Cents ($179,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christophe A. Jamar, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Raymond Edward Tarkington, Jr., hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 95 and the northerly 12.5 feet of Lot No. 96 on the Map of Part of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 and part of Lot No. 96 front together 62.5 feet on the westerly margin of 38th Avenue, North, and extend back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Christophe A. Jamar, a single man, by deed from Mary A. Knapp, an unmarried person, of record as Instrument No. 200008230083449 in the Register's Office for Davidson County, Tennessee.

MEGAN ELIZABETH JAMAR, spouse of Christophe A. Jamar, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 217 38th Avenue, North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 12th day of November, 2004.

Christophe A. Jamar

Megan Elizabeth Jamar

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Christophe A. Jamar and Megan Elizabeth Jamar, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee