WARRANTY DEED

148
13

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Joseph E. Sharber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2005.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Sharber	New owner	93-16-0/227.00
(NAME)	(NAME).	
61 Robertson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Morgan E. Branch**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Sharber,** 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. 287 on the Plan of Maury and Clairborne's Addition, of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 287 fronts 35 feet on the south side of Robertson Street and runs back between parallel lines 1656 feet to an alley.

Being the same property conveyed to Annie Branch by Quitclaim Deed from Ida Owens, an unmarried person dated February 17, 2000 and filed for record as Instrument No. 20000217-0016172 in the Register's Office for Davidson County, Tennessee and further vested to Morgan E. Branch by Affidavit of Heirship dated September 27, 2004 and filed for record as Instrument No. 2004090-0117606 in the Register's Office for Davidson County, Tennessee and an affidavit of heirship recorded simultaneously herewith as Instrument No. X in the Register's Office for Davidson County, Tennessee..

X20050111-0004184

The 2005 County Taxes have been prorated and assumed by the Grantee.

Subject to any and all matters as shown on the plan of record in Book 21, pages 84 and 85 Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 61 Robertson St., Nashville, TN 37210
(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 6th day of January, 2005.

Davidson County DEEDWARR
Recvd: 01/11/05 14:31 2 pgs
Fees:13.00 Taxes:148.00

20050111-0004185

Morgan E. Branch
Morgan E. Branch

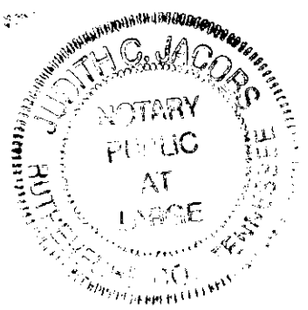
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Morgan E. Branch the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of January, 2005.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public