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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/05 09:56 2 pgs
Fees:13.00 Taxes:912.05
20050415-0042038

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$246,500.00**

Karen E. Hoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREG KARES	SAME	**83-9-426**
(NAME)	(NAME)	
1418 WOODLAND STREET	1418 WOODLAND STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	NASHVILLE, TN 37206	
(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, **JOHN A. GARDNER and ANDREA ZONN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG KARES and JILL KARES, husband and wife**, 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 THE NORTHERLY PART OF LOT NO. 10 OF BLOCK 'A' ON THE PLAN OF LINDSLEY HOME PLACE, AS OF RECORD IN BOOK 161, PAGE 120 SAID REGISTER'S OFFICE, AND IN BOOK NO. 2, PAGE 92 CHANCERY COURT IN NASHVILLE, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 10 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WOODLAND STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF 15TH STREET 150 FEET TO A PRIVATE ALLEY.

ANDREA ZONN IS PARTICIPATING IN THE CONVEYANCE OF THE PROPERTY FOR THE PURPOSE OF SIGNING AWAY ANY MARITAL RIGHT THAT SHE MAY HAVE.
BEING THE SAME PROPERTY CONVEYED TO JOHN A. GARDNER, an unmarried person BY DEED FROM WILLIAM L. JOHNSON OF RECORD IN BOOK 10211, PAGE 188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1418 WOODLAND STREET, NASHVILLE, TN 37206**
(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 7th day of April, 2005.

JOHN A. GARDNER

ANDREA ZONN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared JOHN A. GARDNER AND ANDREA ZONE with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons whom executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

JUSTIN TATUM Notary Public