WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/21/05 13:20 2 pgs
Fees:13.00 Taxes:355.20

20050621-0071128

JUSTIN TATOM NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires JULY 19, 2008

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY L. NEFF	SAME	**72-7-166**
(NAME)	(NAME)	
1233 MCGAVOCK PIKE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(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, **REUBEN LAWRENCE, JR., and wife GERTRUDE LAWRENCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY L. NEFF, and wife KASSANDRA NEFF**, 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 THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE MAP OF KENMORE PLACE OF RECORD IN BOOK 32, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 48 FRONTS 100 FEET ON THE NORTHERLY SIDE OF MCGAVOCK PIKE, FORMERLY MAXEY LANE, AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO REUBEN H. LAWRENCE, JR., AND WIFE, GERTRUDE LAWRENCE BY DEED FROM JAMES D. SIMMONS SR., AND JAMES D. SIMMONS JR, OF RECORD IN BOOK 9675, PAGE 725, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1233 MCGAVOCK PIKE, NASHVILLE, TN 37216**

(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 **3rd day of June, 2005.**

Reuben H. Lawrence Jr.
REUBEN LAWRENCE, JR.

Gertrude Lawrence (By)
GERTRUDE LAWRENCE Reuben H. Lawrence Jr.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **REUBEN LAWRENCE, JR.,** with whom I am personally acquainted, and who upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **3rd day of June, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **GERTRUDE LAWRENCE BY REUBEN LAWRENCE, JR., Attorney-in- Fact**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **3rd day of June, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008