WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/05 12:08 2 pgs
Fees:13.00 Taxes:2590.00

20050624-0072894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Christine A. Achord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUNE 30, 2006

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine A. Achord	**Same as Owner**	**Tract 1: Map 118-11-0 Parcel 060.00**
(NAME) **1717 Hickory View Ct.**	(NAME)	**Tract 2: Map 118-11-0 Parcel 061.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **JACK J. STEAKLEY, JR., a married person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE A. ACHORD, 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:

Tract 1: (2824 Bransford Avenue, Nashville, TN 37204)
Land in Davidson County, Tennessee, being Lot No. 5 of Block D, on the map of Berry Hill Gardens, as of record in Book 1130, page 36, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 73.0 foot on the east margin of Bransford Avenue and extends back between parallel lines 131.8 foot to a deed line, measuring 73.0 feet thereon.

Being the same property conveyed to Jack J. Steakley, Jr. a married person by deed from Florence E. Griggs, a widow of record in Book 7982, page 98, Register's Office of Davidson County, Tennessee.

Tract 2: (2826 Bransford Avenue, Nashville, TN 37204)
Land in Davidson County, Tennessee, being Lot No. 4 of Block "0" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack J. Steakley, Jr. dba Jack Steakley Plumbing by deed from Michael C. Garvey and Daniel Robert Haus of record in Book 7284, page 288, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1130, page 36, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2824 & 2826 Bransford Avenue, Nashville, TN 37204
(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 23rd day of June, 2005.

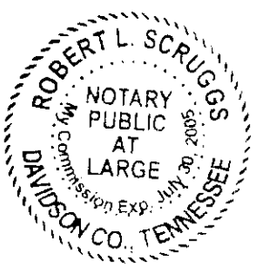
Jack J. Steakley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jack J. Steakley, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2005.

Commission expires:



Robert L. Scruggs Notary Public