WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/05 14:35 2 pg:
Fees:13.00 Taxes:1591.00

20051003-0118599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-18-2009

(AFFIX SEAL)

NOTARY PUBLIC JOHN STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Jack	SAME	Map 104-05
(NAME)	(NAME)	
3622 Meadowbrook Avenue		Parcel 266
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **SEAN F. WOLFORT AND WIFE, TAMMY YOUNGBAR WOLFORT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. JACK AND WIFE, SUSAN JACK**, 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. 455 on the Plan of Richland Realty Company's Division C of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sean F. Wolfort and wife, Tammy Youngbar Wolfort by deed dated September 20, 2004 from Sean F. Wolfort of record in Instrument #20040930-0118097, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantor(s) and (b) all matters appearing on the plan of record in Book 421, page 31, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3622 Meadowbrook Avenue, Nashville, TN 37205

(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 30th day of September, 2005.

Sean F. Wolfort By Tammy Youngbar Wolfort, Attorney in Fact

Sean F. Wolfort By Tammy Youngbar Wolfort, Attorney in Fact

Tammy Youngbar Wolfort

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 Tammy Youngbar Wolfort, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2005, before me personally appeared Tammy Youngbar Wolfort, to me known to be the person who executed the foregoing instrument on behalf of Sean F. Wolfort and acknowledged that she executed the same as the free act and deed of Sean F. Wolfort as attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires:

Notary Public