WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 142,750.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF APRIL 06

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2006.

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
JON HARPER	Ohio Savings Bank	**72-6-264**
(NAME)	(NAME)	
1126 MCGAVOCK PIKE	1111 Chester Avenue	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	Cleveland, OH 44114-3516	
(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, **FRED BRACEY, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON HARPER, a single person,** 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. 24 ON THE MAP OF BRANSFORD REALTY COMPANY'S PLAT OF THE MAXEY AVENUE AND GALLATIN ROAD PROPERTY, AS OF RECORD IN BOOK 332, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFEENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID LOT NO. 24 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MAXEY AVENUE NOW MCGAVOCK PIKE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF BRIGHTON AVENUE 200 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO FRED BRACEY BY QUITCLAIM DEED FROM DUE WES PROPERTIES, LLC. OF RECORD IN INSTRUMENT NO. 20030102-0000292 DATED DECEMBER 31, 2002 AND RECORDED JANUARY 2, 2003 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO DUE WEST PROPERTIES, LLC BY WARRANTY DEED FROM SUE REYNOLDS OF RECORD IN INSTRUMENT NO. 20011017-0113037 SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as **1126 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 April, 2006.**

FRED BRACEY

Davidson County DEEDWARR
Recvd: 04/10/06 14:50 2 pgs
Fees:13.00 Taxes:528.18

20060410-0041158

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **FRED BRACEY** 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 April, 2006.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

