WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/06 15:32 2 pgs
Fees:13.00 Taxes:1757.50

20060608-0068356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/19/09

(AFFIX SEAL)

PATRICIA BALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
Commission Expires SEPT. 19, 2009

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark B. Carr	Same as new owner	104-12-187
(NAME)	(NAME)	
1910 19th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Greg Howard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark B. Carr and wife Joy C. Carr, 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 65 feet of Lot No. 49 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County.

Said part of said lot fronts 65 feet on the easterly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines, 159 feet to an alley.

Being the same property conveyed to Greg Howard, by deed from M. Shaw Flippen, Jr., of record as Instrument No. 20010307-0021690, dated February 28, 2001, said Register's Office.

This conveyance is subject to: 2006 taxes, a lien, but not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 1910 19th Avenue South, Nashville, TN 37212
(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 5th day of June, 2006.

Greg Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Greg Howard the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 5th day of June 2006.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires MAR. 20, 2010