Davidson County DEEDWARR
Recvd: 06/23/06 15:12 3 pgs
Fees:18.00 Taxes:899.10

20060623-0075461

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
James A. Lennon	SAME	083-10-0
1816 Ordway Place		GROUP
Nashville, Tennessee 37206		PARCEL 245.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Two Hundred Forty Three Thousand dollars and Zero cents ($243,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cortland D. Joyce, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James A. Lennon and wife, Mary M. Lennon, 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.

See attached Exhibit "A" for Legal description

BEING the same property conveyed to Cortland D. Joyce, unmarried, by deed dated November 2, 2000, from Larry O. Hanson and wife, Susan T. Hanson, of record as Instrument No. 20001130-0117687 in the Register's Office for Davidson County, Tennessee; the said Cortland D. Joyce having since married.

Maureen T. Joyce, spouse of Cortland D. Joyce, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1816 Ordway Place, Nashville, Tennessee 37206

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 22nd day of June, 2006.

Cortland D. Joyce

Maureen T. Joyce

STATE OF TENNESSEE)

CCUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Cortland D. Joyce and Maureen T. Joyce, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 2006-272

EXHIBIT "A"

LEGAL DESCRIPTION

BEING the easterly 12.0 feet of Lot No. 304, all of Lots Nos. 305 and 306 and the westerly 18.0 feet of Lot No. 307 on the Map of McEwen Place as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 304 fronts 12.0 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back 127.4 feet on the easterly line and 127.6 feet, more or less, on the westerly line to an alley and measures 12.0 feet thereon.

SAID Lot No. 305 fronts 30.0 feet on the southerly side of Ordway Place and runs back 127.4 feet on the westerly line and 126.9 feet on the easterly line to an alley and measures 30.0 feet thereon.

SAID Lot No. 306 fronts 34.5 feet on the southerly side of Ordway Place and runs back 126.9 feet on the westerly line and 126.3 feet on the easterly line to an alley and measures 34.5 feet thereon.

SAID part of Lot No. 307 fronts 18.0 feet on the southerly side of Ordway Place and runs back 126.3 feet on the westerly line and 126.0 feet, more or less, on the easterly line to an alley and measures 18.0 feet thereon.