WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$252,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(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
Charles S. Gardner	New Owner	**105-1-153**
(NAME)	(NAME)	
1013 15th 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, **Mark T. Harvey and A. Celeste Harvey, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles S. Gardner & Janice Gardner, Married and Charles C. Gardner, unmarried, all as joint tenants with right of survivorship**, 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. 48 in B.F. Shields' Heights Addition to Nashville, as of record in Book 57, Page 31, Register's Office for said county.

Said Lot No. 48 fronts 50.5 feet on the westerly side of 15th Avenue South, formerly Bowles Street, and runs back between parallel lines 140.6 feet to an alley.

Being the same property conveyed to Mark T. Harvey and wife, A. Celeste Harvey by deed from William C. Cabaniss and wife, Michelle L. Cabaniss of record in Instrument No. 20040804-0093394 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to A) 2006 Property Taxes, which have been prorated and assumed by the Grantee (s) herein; B) Instruments of record in Book 57, Page 31, said Register's office; C) Any and all existing easements and restrictions as shown of record and/or not stated herein.

unimproved ☐

This is improved ☒ property, known as **1013 15th 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 **our hands** this **4th day of August, 2006.**

Mark T. Harvey By: Natasha M Clark
Mark T. Harvey

A. Celeste Harvey By: Natasha M Clark
A. Celeste Harvey
By: Natasha M. Clark, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 08/08/06 14:25 2 pgs
Fees:13.00 Taxes:932.40

20060808-0097443

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Natasha M. Clark**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Mark T. Harvey and A. Celeste Harvey** as their Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **4th day of August, 2006**.

Commission expires: **May 23, 2009**

I. Dyke Tatum

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009