WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/06 10:57 2 pgs
Fees:13.00 Taxes:225.70

20060811-0099118

Return to:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIR STE 5
BRENTWOOD TN 37027
(615) 369-0039

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/20/08 (AFFIX SEAL)

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert O'Grosky\ey and Mark LePera	Mark LePera	Map 71-15
(NAME)	(NAME)	
1202 Stockell Street	8930 Beacon Street	
(ADDRESS)	(ADDRESS)	Parcel 349
Nashville, TN 37207	Ft. Meyers, FL 33907	
(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, I, **Gregory Eugene Pollard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert O'Groskey and Mark LePera**, 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:

Being Lot No. 93 on the Plan of the Benedict Co.'s Subdivision of the Lindsley Tract, as shown of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory Eugene Pollard by Special Warranty Deed from American General Finance, Inc., filed for record 11/07/02 as Instrument No. 20021107-0137052, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 1202 Stockell Street, Nashville, TN 37207
(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 26 day of July, 2006.

Gregory Eugene Pollard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, Gregory Eugene Pollard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26 day of July, 2006.

Commission expires: 10/26/08

SHANNA STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public