WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/07 14:49 2 pgs
Fees:13.00 Taxes:1694.60
20070803-0092836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

BOX 13
13510

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Barret	JPMorgan Chase Bank, N.A.	10405010800
(NAME)	(NAME)	
419 Park Circle	1901 Roxborough Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Charlotte, NC 28211	
(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, Timothy S. Forsman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Barret, an unmarried man, 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 all of Lots 20 and 21 in Hardison and Young's recorded plan of Lots in West End Park, and being subdivision of Lots 41-2-3-4-5-6-7-48 of original plan of West End Park, Book 161, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lots 20 and 21 fronting together 116.2 feet on the west side of continuation of Park Circle, and being more particularly described as follows:
Beginning at an iron stake in the southwest corner of the intersection of the continuation of Park Circle and an unnamed street, and running southwardly 116.2 feet, thence westardly 151 feet to an alley, thence northwardly along the line of said ally 117.4 feet to the line of the unnamed street; thence eastwardly 151 feet to the point of beginning.

Being the same property conveyed to Timothy S. Forsman, by deed of record in Instrument Number 20010119-0005787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 419 Park Circle, Nashville, TN 37205
(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 25th day of July, 2007.

Timothy S. Forsman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy S. Forsman 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2007.

Commission expires:

72509

Notary Public

