# WARRANTY DEED

$350,000.00 →

Davidson County DEEDWARR
Recvd: 01/25/08 13:58 2 pgs
Fees:13.00 Taxes:1295.00
20080125-0008206

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$345,000.00.~~

Affiant

Subscribed and sworn to before me this 17 day of January, 2008.

Notary Public
My Commission expires: 7-2470
(Affix Seal)

**THIS INSTRUMENT WAS PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Michael Lepore | New Owner | 082-13-0-036.00 |
| 1017 9th Avenue North | | |
| Nashville, TN 37208 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **D&R Development Company, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael A. Lepore and wife, Marla Greenberg Lepore**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being parts of Lots Nos. 180 and 183 on the Map of John W. McNairy Mansion Home Tract, as shown on the front of the fly-leaf in Book 9, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning on the westerly side of McLemore Street 101-1/4 ft. northerly from Jackson Street and running thence northwardly with the said McLemore Street, 33-3/4 ft. to a point; thence westwardly 98-1/2 ft. to a line; thence southwardly 33-1/4 ft. to a point; thence eastwardly 98-1/2 ft. to the point of beginning.**

**Being the same property conveyed to D&R Development Company, Inc., by deed from Germantown Partners, LLC. on June 21, 2006, of record in Instrument Number 20060621-0074297, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in the Front of Fly Leaf Book 9 Book , page , Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9183, page 130; and Book 11374, page 954; and Book 11625, page 280; and Instrument Number 20020425-0051069, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1017 9th Avenue North, Nashville, TN 37208**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 16, 2008.

**D & R Development Company, Inc.**

**By Keith Dowd**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of January, 2008, before me, appeared Keith Dowd to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of D&R Development Company, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Keith Dowd acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

6/23/11

