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Davidson County DEEDWARR
Recvd: 03/03/08 12:02 2 pgs
Fees:13.00 Taxes:92.50

20080303-0020804

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$25,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF FEBRUARY, 2008.**

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.

(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
John J. Gargaro	**Same**	**83-1-46**
(NAME)	(NAME)	
1074 Patterson Drive		
(ADDRESS)	(ADDRESS)	
Kingston Springs, Tennessee 37082		
(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, **J.T. Murphree, and wife Winifred Murphree**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John J. Gargaro and Angela J. Gargaro, as joint tenants with rights 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 the easterly 38 feet of Lot No. 11 and the westerly 6 feet of Lot No. 12 on the Map of Zack Q. Myers Subdivision of the Wood Property, as of record in Book 547, Page 189, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 11 and 12 front together 44 feet on the southerly side of West Greenwood Avenue, formerly Edgar Street, and extend back between parallel lines 155 feet to the northerly margin of an alley.

Being the same property conveyed to J. T. Murphree and wife, Winifred Murphree by deed from Wayne Boushell and wife, Teresa Boushell, dated October 22, 1991 and recorded October 22, 1991 in record Book 8468, Page 650 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **922 W. Greenwood Avenue, Nashville, TN 37206**
(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 **28th day of February, 2008**.

J.T. Murphree
By: James Terry Murphree, Attorney in Fact

Winifred Murphree
By: James Terry Murphree, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **JamesTerry Murphree**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Attorney in Fact**, by Power of Attorney on behalf of **J.T. Murphree and wife Winifred Murphree** and to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as his act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2008.

Commission expires: May 23, 2009

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

I. Dyke Tatum Notary Public