WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/08 14:10 2 pg
Fees:13.00 Taxes:3152.40
20080507-0047222

File No.: 2008040033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $832,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES O. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Lynn Quigley and Joseph Lawrence Harrington	OWNER	104-16-0 022.00
(NAME) 1900 Blair Blvd	(NAME) 1900 BLAIR BLVD	
(ADDRESS) Nashville, TN 37212	(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, I/WE, Ashley Wiltshire Jr., and wife, Susan F. Wiltshire, as tenants in common without right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Lynn Quigley and Joseph Lawrence Harrington, wife and husband, 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 house and lot at 1900 Blair Boulevard, Nashville, Tennessee, being Lot No. 25 on the Revised plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County. Said lot No. 25 fronts 93 feet on the north side of Blair Boulevard and runs back between parallel lines, and along the west margin of 19th Avenue South, 170 feet to an alley.

Being the same property conveyed to Ashley T. Wiltshire, Jr. and Susan F. Wiltshire by Installment Deed from Dewey W. Grantham, Jr., and wife, Virginia B. Grantham, dated 11/30/1971, of record in Book 4557, page 178, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ashley Wiltshire, Jr. and wife, Susan F. Wiltshire, as tenants in common without right of survivorship by Quitclaim Deed from Ashley Wiltshire, Jr. and wife, Susan F. Wiltshire dated December 30, 2003 and recorded in Instrument Number 20031231-0184992.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1900 Blair Blvd, Nashville, TN 37212
(House Number) (Street) (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/our hand(s) this 29th day of April, 2008.

Ashley Wiltshire Jr.,

Susan F. Wiltshire

Susan F. Wiltshire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ashley Wiltshire Jr., and wife, Susan F. Wiltshire, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of April, 2008.

Notary Public

My Commission Expires 01/24/2009

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206