WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 15:12 1 pgs
Fees:13.00 Taxes:1211.75
20080605-0058083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$327,500.00**

Stephen Michael Vanover
Affiant

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30TH~~ 28th DAY OF MAY, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker Bass **Mary Bryan**	New Owner	**83-9-337**
(NAME) **1408 Gartland Ave.**	(NAME)	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) ,	
(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, **Stephen Michael Vanover**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walker Bass and Mary Bryan, husband and wife**, 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. 84 in the Subdivision of the Lindsley 29 acre tract of land which is of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Michael Vanover by deed dated November 29, 2001 from Kathleen S. Thomas and husband, Gerald A. Land of record in Instrument No. 20011217-0138908, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1408 Gartland Ave., 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 my hand this ~~30th~~ 28th day of May, 2008.

Stephen Michael Vanover

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 Stephen Michael Vanover, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF MAY, 2008.

LAURA WINGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission expires: 3-21-09

Notary Public