Davidson County DEEDWARR
Recvd: 06/09/08 10:14 2 pgs
Fees:13.00 Taxes:333.00

20080609-0058791

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH DAY OF JUNE, 2008.**

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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 Gargaro	**SAME**	**82-8-326**
(NAME)	(NAME)	
1074 Patterson Drive		
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 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, **Pamela McBee, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Gargaro, and Angie Gargaro 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. 5 of Block G on the plan of Eastwood Addition, of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Pamela McBee, unmarried by deed from Robertson Properties, LLC., of record in Instrument No. 20041013-0123655, dated July 28, 2004 and Recorded November 13, 2004, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **944 West Eastland 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 my hand this **5th day of June, 2008**.

Pamela McBee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Pamela McBee, unmarried** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose there in contained, and that she executed the same as her act and Deed.

Witness my hand and official seal at Nashville, Tennessee this **5th day of June, 2008**.

Commission expires:

Notary Public

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