WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/08 12:20 2 pgs
Fees:13.00 Taxes:502.28

20080610-0059712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,750.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tim Casey	Taylor, Bean & Whitaker Mtg. Corp.	
(NAME) **1204 North 5th Street**	(NAME) 1417 North Magnolia Ave.	**MAP 71-16**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Ocala, FL 32275	**PARCEL 181.00**
(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, **BARRY W. ANTHONY, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIM CASEY, UNMARRIED AND LISA COWSERT, UNMARRIED,*** 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: *as joint tenants with right of survivorhip.

Land in Davidson County, Tennessee, being Lots No. 46 and 47 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 46 and 47 adjoin and front together 60 feet on the westerly side of North 5th Street and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Barry W. Anthony by Quitclaim Deed from Alexine Anthony and Willa A. Anthony, dated March 21, 2008, recorded April 10, 2008 of record in Instrument No. 20080410-0036365, Register's Office for Davidson County.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 421, page 12, said Register's Office.

The property herein conveyed is not the principal residence of the grantor.

unimproved ☐

This is improved ☒ property, known as 1204 North 5th Street, 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 27th day of May, 2008.

Barry W. Anthony

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, of said County, Barry W. Anthony the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2008.

Commission expires: 12-05-2010

Notary Public

SOMMER R. WEBB
Notary Public
State of Texas
Comm. Exp. 12-05-2010