This instrument prepared by and **Record and Return to**:
JC Reed Title Agency
2555 Meridian Blvd., Suite 130
Franklin, TN 37067
(866) 915-7333

File No.: **08-1046**

Davidson County DEEDWARR
Recvd: 08/01/08 09:56 2 pgs
Fees:13.00 Taxes:150.22
20080801-0078794

WARRANTY DEED

THIS INDENTURE, made and entered into this 7/23/2008, by and between **Sharon Ingram, Justin S. Ingram and Laura K. Ingram**, parties of the first part, and **Charles Fuller and Betty Fuller,** husband and wife, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 79, C.F. SHARPE AND W.L. HORNES 2ND SUBDIVISION OF LINDSLEY PROPERTY, as shown on plat of record in Plat Book 161, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John H. Cantrell, single by Warranty Deed from Clarence George Edmondson, recorded on the 12th day of September, 1989 in Book 7935, Page 801, in the Register's Office of Davidson County, Tennessee. John H. Cantrell, having since died, May 12, 2006, leaving said property in a Testamentary Trust, for the benefit of Justin S. Ingram and Laura K. Ingram. Order to terminate the Testamentary Trust and to sell real estate* being filed under No. 08P-776, June 09, 2008, Probate Court for Davidson County, Tennessee.
Sharon Ingram being one and the same person as Shearon Ingram.
*by Sharon Ingram, Justin S. Ingram and Laura K. Ingram,
This conveyance is made subject to: Taxes for 2008 and thereafter.

Parcel ID # **082-03 64.00**
☒ Improved OR
☐ Unimproved property located at: **913 Joseph Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sharon Ingram Shearon L Ingram
Sharon Ingram

Justin S Ingram

Laura K Ingram

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sharon Ingram, Justin S Ingram and Laura K Ingram** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of July, 2008..

Notary Public

My Commission Expires: 1-07-2012

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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Owner's Name: **Charles Fuller and Betty Fuller**

and Address: **913 Joseph Avenue, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Charles Fuller and Betty Fuller

1111 Meridian Street

Nashville, TN 37207

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$40,600.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd **day of** July, 2008..

Notary Public

My Commission Expires: 01-07-2012

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN