WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/09 12:47 2 pgs
Fees:13.00 Taxes:795.50

20090128-0007425

SHERRI A. SCHMONSKY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires Sept 20 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail Anita Erickson	NEW OWNER	133-2-158
(NAME)	(NAME)	
3201 Kinross Avenue		133-2-157
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RICHARD LYNN THARP AND WIFE, GLENDA B. THARP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAIL ANITA ERICKSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 49 and all of Lot No. 50 on the Plan of Airdrie Subdivision B as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 49 fronts 25 feet on the westerly side of Kinross Avenue, and extends back between parallel lines 160 feet to an alley in the rear.

Said Lot No. 50 fronts 50 feet on the westerly side of Kinross Avenue, and runs back between parallel lines 168 feet to an alley, and is bounded on the north by what was Sunrise Avenue, which has been closed, and said Lot 50 is now bounded on the north by Lot 69 on the plat of a resubdivision of a part of Airdrie Subdivision "B as of record in Book 547, page 34, Registr's Office for said County.

Being the same property conveyed to Richard Lynn Tharp and wife, Glenda B. Tharp by deed from Saleta H. Sanders, a widow, of record in Book 9304, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 547, page 42, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3201 Kinross Avenue, Nashville, TN 37211

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 26th day of January, 2009.

Richard Lynn Tharp

Glenda B. Tharp

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 Richard Lynn Tharp and Glenda B. Tharp, the bargainor, 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 26th day of January, 2009.

MEGAN E. FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public