WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090052517 DEEDWARR
Recvd: 08/03/09 16:00 2 pgs
Fees:13.00 Taxes:481.00
20090803-0072664

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010 (AFFIX SEAL)

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy P. Holland	New Owner	07212002800
(NAME)	(NAME)	
1722 Hanover Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091120

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Judith-Ann Ward and husband, John Michael Ward**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremy P. Holland, a single man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot 79 and a part of Lot 78 on the Map of Water Place of record in Plat Book 332, pages 136-137, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot 79 and part of Lot 78 front together 57 feet on the Southerly margin of Hanover Avenue and run back between parallel lines 150 feet to a dead line in the rear, whereupon it measures 57 feet.

BEING all of the same property conveyed to Judith-Ann Ward and husband, John Michael Ward by Warranty Deed from Carl Anderson and wife, Gayle R. Anderson dated August 8, 2008 and filed of record in Instrument 20080811-0082280, Register's Office for Davidson County, Tennessee.

This conveyance is made Subject to easements, setback lines, notes, conditions, stipulations, restrictions etc, and all other matters as set forth per Plat of record in Book 332, Page 136, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1722 Hanover Road, Nashville, TN 37216

(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, his/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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of July, 2009.

Judith-Ann Ward

John Michael Ward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Judith-Ann Ward and John Michael Ward, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Judith-Ann Ward and John Michael Ward executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2009.

Commission expires: February 8, 2011

Connie L. Timbs — Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027