WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100041133 DEEDWARR
Recvd: 07/06/10 10:27 2 pgs
Fees:13.00 Taxes:1147.00

20100706-0052613

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2010

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-9-12

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jenkins Hardin and Brett Sheriff	OWNER	104-12-199.00
(NAME) 2008 19th Avenue	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Linda Narrow-McLemore**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Jenkins Hardin and Brett Sheriff**, 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 the northerly one-half of Lot No. 36 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 36 fronts 50 feet of the easterly side of 19th Avenue South and runs back between parallel lines 158.9 feet to an alley.

Being the same property conveyed by Quitclaim Deed to Linda Narrow-McLemore from Kenneth Narrow-McLemore dated June 16, 2010, and recorded in Instrument No.: 20100706-0052613, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed from David J. Tarpley, Trustee to Kenneth Narrow-McLemore and wife, Linda Narrow-McLemore as recorded on March 22, 2005 and recorded in Instrument No. 20050322-0031372; Warranty Deed from Eva Marie Johnson and Grettia Johnson, Unmarried persons, as joint tenants to Kenneth R. Wallace, unmarried, dated May 17, 1994 and recorded in Book 9347, page 671, Register Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2008 19th Avenue, Nashville, TN 37212

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, has 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 our hands this **1st** day of **July, 2010**

Linda Narrow-McLemore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Linda Narrow-McLemore**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **July, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON