BILL GARRETT, Davidson County
Trans:T20100068966 DEEDWARR
Recvd: 11/01/10 10:32 2 pgs
Fees:13.00 Taxes:294.89
20101101-0087119

6

WARRANTY DEED

STATE OF TENENSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/16/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Johns	**SAME**	**083030003.00**
(NAME)	(NAME)	
69 Creighton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Wanda D. Ware, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Johns, 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:

Land situated in Nashville, County of Davidson and State of Tennessee, to wit:

Being Lot No. 10 on the Plan of Scott Avenue Annex, of record in Plat Book 2331, Page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wanda D. Ware by deed dated October 8, 1999 from Phil Seagraves of record in Book 11697, Page 786, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **69 Creighton Avenue, 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 **29th day of October, 2010**.

Wanda D. Ware

STATE OF TENENSSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Wanda D. Ware** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public