Box 13
15982

WARRANTY DEED	STATE OF A.C.T. – AUSTRALIA City ~~COUNTY~~ OF CANBERRA THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF MAY, 2011 Notary Public MY COMMISSION ~~EXPIRES~~: is perpetual (AFFIX SEAL)

RONALD ANTHONY CLAPHAM
Australian Capital Territory
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, Inc , 3354 Perimeter Hill Dr Ste 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold O Benard	New Owner	081-11002600
(NAME)	(NAME)	
1102 Buchanan St.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, Darrell Bacon and wife, Anne Bacon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold O Benard, 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 IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO 335 AND THE EASTERLY 14 FEET OF LOT NO 336 ON THE MAP OF J M. AND G W HARDING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 80, SAID REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

SAID LOT NO 335 AND PART OF LOT 336 FRONT TOGETHER 80 FEET ON THE NORTHERLY SIDE OF OSAGE STREET AND RUN BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN ON 22ND AVENUE NORTH, FORMALLY ALAMO STREET, 150 FEET TO AN ALLEY

This conveyance is subject to any and all existing restrictions and easements of record

Being the same property conveyed to **Darrell Bacon and wife, Anne Bacon**, by deed of record in Instrument No 20100518-0038319, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 2200 Osage St , Nashville, TN 37208
(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

BILL GARRETT, Davidson County
Trans:T20110034042 DEEDWARR
Recvd: 06/07/11 12:51 2 pgs
Fees:13.00 Taxes:416.25
20110607-0043595

Witness our hands this 19th day of May, 2011

_____ x Darrell Bacon

_____ x Anne Bacon

STATE OF AUSTRALIAN CAPITAL TERRITORY – AUSTRALIA
~~COUNTY~~ CITY OF CANBERRA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell Bacon and Anna Bacon 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 purpose therein contained

Witness my hand and official seal at CANBERRA A.C.T. this the 19th, May 2011

Commission ~~expires~~ is permanent.

RONALD ANTHONY CLAPHAM
Australian Capital Territory
NOTARY PUBLIC

Notary Public

[redacted]