Book 29

BILL GARRETT, Davidson County
Trans:T20120033087 DEEDWARR
Recvd: 05/04/12 14:02 2 pgs
Fees:13.00 Taxes:543.90
20120504-0038720

FROM: Jason Ory

TO: Eugene W. Ward and wife, Jeannie S. Ward

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Eugene W. and Jeannie S. Ward		Map 52-13
2539 Miami Avenue	New Owners	Parcel 68
Nashville, TN 37214		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2012.

OLGIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

Notary Public
My Comm. Expires:

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jason Ory, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Eugene W. Ward and wife, Jeannie S. Ward, hereinafter called "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 21, as shown on the map entitled Woodale Grove Annex Subdivision of Part of J. H. Gothards Lands, of record in Plat Book 547, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jason Ory, unmarried, by deed from Hamill Properties, LLC, a Michigan Limited Liability Company, of record as Instrument No. 20051114-0137370, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2012 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the plan of record in Book 547, pages 109 and 110, said Register's Office.

3. Utility Line Easement of record as Instrument No. 20040608-0067697, said Register's Office.

4. Sanitary Sewer and/or Storm Drainage Easement of record as Instrument No. 20040628-0076026, said Register's Office.

This is improved property known as 2145 Wooddale Lane, Nashville, Tennessee 37214.

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 GRANTOR does covenant with the said GRANTEES that he is 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 GRANTOR does further covenants and binds himself, his heirs and assigns, 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 2nd day of May, 2012.

Jason Ory

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 Jason Ory, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.