WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042919 DEEDWARR
Recvd: 06/11/12 13:35 2 pgs
Fees:13.00 Taxes:89.54
20120611-0050853

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $24,200.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 2012

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amy Gleaves	New Owner	082-04-0-186.00
885 Sharpe Avenue	2012 21st Ave. South	
Nashville, TN 37206	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Neal Hargrove and wife, Tracey Hargrove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amy Gleaves**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 70 on the plan of Thornby Place, of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Neal Hargrove and wife, Tracey Hargrove, by deed from New South Federal Bank, on June 5, 2003, of record in Instrument Number 20030616-0082847, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 3, Register's Office Davidson County, Tennessee.

This is improved property known as: **885 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 1st, 2012.

William Neal Hargrove by [signature] as attorney in fact
William Neal Hargrove

Tracey Hargrove by [signature] as attorney in fact
Tracey Hargrove

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William Neal Hargrove and Tracey Hargorve, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Wiliam Neal Hargrove and Tracey Hargrove, the bargainor(s), by the said Hal E. Wilson, III, as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of June, 2012.

_____ My Commission Expires: 1-6-14
NOTARY PUBLIC

