BILL GARRETT, Davidson County
Trans:T20120059272 DEEDWARR
Recvd: 08/09/12 13:34 2 pgs
Fees:13.00 Taxes:699.30

20120809-0071217

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1097

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2012.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **R. J. YORK HOMES, LLC**<br>**2507 Westfield Drive**<br>**Lebanon, TN 37090** | **S A M E** | **08108049700**<br>**08108049600** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RAY C. NATHURST, Married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. J. YORK HOMES, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**Land in Davidson County, Tennessee, and being the westerly 130 feet of Lots 137 and 139 on the Map of North Nashville Realty Company's Subdivision of record in Book 21, Page 105, Register's Office for said County.**

**Said lots 137 and 139 adjoin and front together 100 feet on the easterly margin of 6th Avenue North and run back between parallel lines 130 feet to a deadline in the rear which measures 100 feet more or less.**

**Being the same property conveyed to Ray C. Nathurst by deed from Ochoa Construction, LLC of record in Instrument Number 20070507-0054327 and by deed from Justin Richey of record in Instrument number 20070507-0054335, Register's Office for Davidson County, Tennessee and by Notice of Correction of Scrivener's Errors recorded in Instrument Number 20071108-0131870, Register's Office for Davidson County, Tennessee.**

**Sewer Easement recorded in Instrument Number 20090929-0090290, Register's Office for Davidson County, Tennessee and Mortgagee's Agreement to Subordinate to Sewer Easement of record in Instrument Number 20090824-0079717 and by correction of record in Instrument Number 200909290090320, Register's Office for Davidson County, Tennessee.**

**This is unimproved property known as 1628 6th Avenue, North, Nashville, Tennessee 37208 and 1630 6th Avenue, North, Nashville, Tennessee 37208**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 aid 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 8th day of August, 2012.

RAY C. NATHURST

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named RAY C. NATHURST, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 2012.

Notary Public

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY