BILL GARRETT, Davidson County
Trans:T20120097012 DEEDWARR
Recvd: 12/19/12 11:39 2 pgs
Fees:13.00 Taxes:147.63



20121219-0116893

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1309**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/05/2012**, by and between **Justin McCrory, an unmarried individual**, parties of the first part, and **Tyler Ambury, ~~a married individual~~**, party of the second part,
and wife, Heather Ambury

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being part of the re-subdivision of Lot No. 20 on the Plan of Georgia Industrical Realty Company's Subdivision in North Nashville of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and more particularly described as follows:

Beginning 50 feet from a point in the north line of Lot No. 20 and being 40 feet from the southwest corner of the Thomas J. Carter lot, leaving 40 feet for the extension of 25th Avenue; thence in a southerly direction 50 feet, and with the east margin of 25th Avenue to a point; thence in an easterly direction 143 feet; thence in a northerly direction 50 feet to a point and being 50 feet from the north line of said Lot No. 20; thence in a westerly direction 143 feet to the point of beginning. Said lot fronts 50 feet on the east side of 25th Avenue North.

Being the same property conveyed to Justin McCrory by deed from Affinity Investments, Inc. of record as Instrument No. 20120222-0015269, said Register's Office.

This conveyance is made subject to the following: (1) 2013 county taxes, a lien not yet due and payable;(2) 2012 county taxes, a lien now due and payable and which taxes have been prorated between Grantor and Grantee, (3) any and all existing easements and/or restrictions contained of record, (4) any other matters of record that would affect subject property.

Parcel ID # **81-10-314**
Improved property located at: **1628 25th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Justin McCrory

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Justin McCrory** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of December, 2012..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Tyler Amburgy**

and Address: ~~**1628 25th Avenue North, Nashville, TN 37208**~~

Mail tax bills to, (Person or Agency responsible for payment of taxes)

142 Bryan James Ln
Portland TN 37148

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$39,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 5th day of December, 2012..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13