BILL GARRETT, Davidson County
Trans: T20130047191 DEEDWARR
Recvd: 06/06/13 09:38 2 pgs
Fees: 13.00 Taxes: 836.20
20130606-0057414

REALTY TITLE & ESCR
5111 Maryland Way
Brentwood, TN

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of May, 2013.

Notary Public

My Commission Expires: April 12, 2015

(Affix Seal)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

AT-20130102

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott R. Himes	NEW OWNER	081.12-0-373.00
1406 Arthur Avenue		
Nashville, TN 37208		

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 consideration, the receipt of which is hereby acknowledged, I/we, **Spencer E. Rollins, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Scott R. Himes, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 121 in McGavock, Wetmore and Other's First Addition to Nashville called the Town of McGavock, a plan of which is of record in Book 21, page 23, Register's Office for Davidson County, Tennessee and further described as follows;

Said Lot No. 121 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street and extends back eastwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Spencer E. Rollins, a single person from Marie Crutcher by Warranty Deed dated May 18, 2007 and recorded May 25, 2007 in Instrument #20070525-0062774, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1406 Arthur Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 29th day of May, 2013

Spencer E. Rollins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Spencer E. Rollins , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 29th day of May, 2013.

Notary Public
My Commission Expires: 6-28-15

