WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055057 DEEDWARR
Recvd: 06/28/13 12:32 2 pgs
Fees:13.00 Taxes:2164.50
20130628-0066793

ELIZABETH MARGUERITE FORTIER ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 10/14/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. May and Amy Cisternino May	Pinnacle Bank	118-13-0-025.00
(NAME) 1011 Graybar Ln	(NAME) 150 3rd Avenue S. #900	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Scott Earhart and Linda S. Earhart, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen P. May and Amy Cisternino May, husband and wife**, hereinafter called the 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 TN being described as:

Lot No. 24 on the Map of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office of Davidson County, TN.

Said Lot No. 24 fronts 75.0 feet on the southerly side of Graybar Lane and runs back 287.4 feet on the easterly line and 296.6 feet on the westerly line to a dead line measuring 75.0 feet thereon.

BEING the same property conveyed to William Scott Earhart, married by Warranty Deed from R. Douglas Bean and Ralph Beam as joint tenants with right of survivorship dated December 17, 2007, of record in Instrument No. 20071226-0147150, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Linda S. Earhart, wife of William Scott Earhart, joins into the execution of this instrument for the sole purpose of conveying all interest she may have in the subject property by virtue of her marriage to William Scott Earhart.

unimproved ☐
This is improved X property, known as 1011 Graybar Ln, Nashville, TN 37204

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 said land in fee simple, has 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 our hands this **24th** day of **June, 2013**

William Scott Earhart

Linda S. Earhart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **William Scott Earhart and Linda S. Earhart**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **June, 2013**

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

My commission expires: _____