THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1474

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Tilghman P.O. Box 40124 Nashville, TN 37204-0124	New Owner	133-1-239.00

BILL GARRETT, Davidson County
Trans:T20130065100 DEEDWARR
Recvd: 07/30/13 14:29 2 pgs
Fees:13.00 Taxes:148.00
20130730-0079348

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2013.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **George Andrew Ammons and wife, Charlotte Ann Ammons ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Andrew Tilghman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Located in Nashville, County of Davidson, State of Tennessee, to wit:

Being the westerly 5 feet of Lot No. 255 and all of Lot No. 257 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

Together with all rights, terms and provisions provided in the Joint Driveway Easement Agreement of record in Book 5865, page 641, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Andrew Ammons and wife, Charlotte Ann Ammons by Warranty Deed from the Secretary of Veterans Affairs, dated March 13, 1991, recorded March 20, 1991, of record in Book 8312, page 955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **506 Raymond Street, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **July, 2013.**

GRANTOR(S)

George Andrew Ammons
George Andrew Ammons

Charlotte Ann Ammons
Charlotte Ann Ammons

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 **George Andrew Ammons and Charlotte Ann Ammons** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **25th** day of **July, 2013.**

Deborah L. Bissell
Notary Public

My Commission Expires: 6-1-2015

