WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130086060 DEEDWARR
Recvd: 10/04/13 13:04 2 pgs
Fees:13.00 Taxes:839.90
20131004-0104574

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

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
Kimberly Ann Demetrio	SAME	083 02 0 150.00
(NAME)	(NAME)	
1013 North 16th Street	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	←	
(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 Doy Gardner, III**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, Kimberly Ann Demetrio, married, 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, Tennessee, part of Lot No. 11, of Block "B" on the Map of Weakley Place, of record in Book 161, Page 131, Register's Office for Davidson County, Tennessee, and being known as Lot No.4 on an unrecorded map of a re-subdivision of part of said Lot 11, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, July 12, 1947, as follows:

Beginning at a point on the easterly margin of North 16th Street, 100 feet southerly of the southerly margin of Sharpe Avenue, (formerly Weakley Avenue), thence easterly, parallel to the southern margin of Sharpe Avenue, 150 feet to a point, thence southerly parallel to the easterly margin of North 16th Street, 50 feet to a point; thence westerly 150 feet to the easterly margin of North 16th Street; thence with the margin of North 16th Street, northerly 50 feet to the point of beginning.

BEING the same property conveyed to William Doy Gardner, III, unmarried by Warranty Deed from Charlie M. Stamps and Kent H. Phillips, Joint Tenants with Right of Survivorship, dated June 28, 2004, of record in Instrument No. 20040701-0078746, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 1013 North 16th Street, Nashville, TN 37206

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 **10th** day of **September, 2013**

William Doy Gardner, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **William Doy Gardner, III**, 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 **10th** day of **September, 2013**

Notary Public

My commission expires:

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

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122