BILL GARRETT, Davidson County
Trans:T20140074175 DEEDWARR
Recvd: 10/02/14 10:14 2 pgs
Fees:13.00 Taxes:444.00
20141002-0090975

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER 2014.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy N. Green, Jr.	Jimmy N. Green, Jr.	**091070257.00**
(NAME)	(NAME)	
4702 Michigan Avenue	7221 Keysham Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Fairview, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher L. Ingram and Ardith L. Ingram, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy N. Green, Jr.**, 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, being Lot No. 22 an unrecorded Subdivision of tract of land in the 12th formerly 25th Ward of the City of Nashville, known as Lockhart Property described according to a copy of a survey thereof dated December 14, 1932, by S.R. Sanford, Jr., Civil Engineer, as follows:

Beginning at a point in the north margin of Michigan Avenue, 310 feet east of the easterly margin of 48th Avenue North, being the corner of Lot Nos. 22 and 23; thence with the line between said lots northerly, parallel to the east margin of 48th Avenue North, 155 feet to the South Margin of an alley, thence with the margin of the same easterly 50 feet to a point, thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Christopher L. Ingram, unmarried and Ardith L. Ingram, married, as joint tenants with right of survivorship by deed dated June 4, 2003 from SKR, L.P. of record in Instrument No. 20030605-0078132, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4702 Michigan Avenue, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 1st day of October 2014.

Christopher L. Ingram

Christopher L. Ingram

Ardith L. Ingram

Ardith L. Ingram

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Christopher L. Ingram and Ardith L. Ingram with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October 2014.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public