BILL GARRETT, Davidson County
Trans:T20150006202 DEEDWARR
Recvd: 01/26/15 13:07 2 pgs
Fees:13.00 Taxes:163.20
20150126-0007322

6

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,107.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2015

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard W. Ward	Richard W. Ward	08110020600
(NAME)	(NAME)	
141 Neese Drive Apt H23	141 Neese Drive Apt H23	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eddie Eugene Camp, a married person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard W. Ward and Elizabeth J. Ward, as 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, TENNESSEE, being part of Lot No. 119 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, Page 155 in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 119 begins at a point on the line of said lot on Santi Avenue (formerly Rose Street) 26.94 feet west of 24th Avenue North and runs thence west long Santi Avenue (formerly Rose Street) 126.29 feet to an iron pin at the corner of an alley; thence South along the easterly side of an alley, 87 feet to an iron pin; thence Easterly along the southerly line of Lot No. 119, 123.65 feet to an iron pin (said iron pin being 26.35 feet south from 24th Avenue North), thence in an Northerly direction 60.26 feet to the point of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TRACT OF LAND:
Beginning at a point on the southerly margin of Santi Avenue (formerly Rose Street) which point is 83.94 feet west of the southwest corner of the intersection of Santi Avenue (formerly Rose Street) and 24th Avenue North; thence in a westerly direction along said Santi Avenue (formerly Rose Street) 70.26 feet to the margin of a 15 foot alley; thence in a southerly direction with the easterly margin of said alley a distance of 87 feet to a point, being the common corner of Lots Nos. 119 and 120 on said Plan; thence in an easterly direction with the dividing line between Lots Nos. 119 and 120 a distance of 62.65 feet to a point; thence north 10 degrees West a distance of 73 feet to the beginning.

Being the same property conveyed to Eddie Eugene Camp, a married person by deed dated March 30, 2005 from JP Morgan Chase Bank as Trustee of record in Instrument No. 20050406-0037497, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 2401 Santi Avenue, Nashville, TN 37208
(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 my/our hands this 23rd day of January, 2015.

Eddie Eugene Camp

State of Tennessee
County of Davidson

Personally appeared before me Eddie Eugene Camp, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of January, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Ward

