Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20150039194 DEEDWARR
Recvd: 05/20/15 10:33 2 pgs
Fees:13.00 Taxes:432.90
20150520-0046475

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1147**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/15/2015**, by and between **James Sleeth, unmarried** parties of the first part, and **William V. Ward, a single man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5, on the Plan of 1st Revision, Hibbitts Road Estates, of record in Instrument 20030805-0110731, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Sleeth, unmarried by deed from Elfriede Muggler, unmarried , dated 04/12/2006, of record in Instrument Number 20060421-0045988, and re-record in Instrument Number 20060915-00114506, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **09512024100**
☒ Improved **2652 Hibbitts Road, Nashville, TN 37214**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James Sleeth

STATE OF Florida

COUNTY OF Sumter

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Sleeth** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of May, 2015..

My Commission Expires: June 18, 2018

Notary Public

JESSICA LAUREN RUIZ
Notary Public, State of Florida
Commission# FF 134201
My comm. expires June 18, 2018

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Owner's Name: **William V. Ward**

and Address: **2652 Hibbitts Road, Nashville, TN 37214**

Mail tax bills to Homestead Funding Corp., 8 Airline Dr., Albany, NY 12205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$117,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Sumner

Subscribed and sworn to before me this 15th day of May, 2015..

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.