WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071301 DEEDWARR
Recvd: 08/24/15 10:19 2 pgs
Fees:13.00 Taxes:2220.00
20150824-0085050

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: L. S.

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2017

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Powell Hedley	Same As New Owner	Map 144
(NAME)	(NAME)	
2110 Ellingston Pl #102		Parcel 110.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, We, **Deborah C. Ward and David Ward, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Powell Hedley,** 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. 23 on the Final Plat of Bancroft, of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah C. Ward by General Warranty Deed from Richard M. Small, filed record on May 16, 2000 as Instrument No. 2000516-0049353, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, pages 526 and 527, said Register's Office; (c) Restrictive covenants contained in Book 10366, page 623, said Register's Office; and (d) Charter of record in Book 11350, page 855, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 19 Bancroft Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of August, 2015.

Deborah C. Ward

Deborah C. Ward

David Ward

David Ward

State of Tennessee
County of Davidson

Personally appeared before me Deborah C. Ward and David Ward, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of August, 2015.

Notary Public Robert L. Scruggs

My Commission Expires

File No.: 61615174

