WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086771 DEEDWARR
Recvd: 10/12/15 14:59 3 pgs
Fees:18.00 Taxes:388.50
20151012-0103718

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____,

Notary Public

MY COMMISSION EXPIRES: 9-1018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Raymond Ufford and Mary Ufford	Raymond Ufford and Mary Ufford	081 01 0 027.00
(NAME)	(NAME)	
1906 Hailey Ave.	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Five Thousand And No/100 Dollars ($105,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jean P. Miller and Judy Marie Martin and Jim Putman and Terry Putman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raymond Ufford and Mary Ufford**, 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:

Being the northeasterly part of lot No. 56 on the Map of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, being the northeasterly 5 feet of lot No. 26 of Block "A" on an unregistered plan of Haley's Subdivision part of Block 5 in G. T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Engineers, May 2, 1941 as follows:

Beginning on the southeasterly margin of Haley Avenue at the southwest corner of the property conveyed to E. J. Putman and wife, by deed from Y. W. Haley and wife, of record in Book 1172, Page 303, said Register's Office, being the corner of lots Nos. 26 and 27; thence with the line between said two lots southeastwardly 152.6 feet; thence southwestwardly 5 feet; thence northwestwardly 152.6 feet, more or less, to the southeasterly margin of Haley Avenue; thence with said Avenue northeastwardly 5 feet to the beginning.

Being the same property conveyed to E. J. Putman and wife, Velma G. Putman by Warranty Deed from W. D. Roseberry and wife, Fannie Mai Roseberry dated October 31, 1952 and recorded November 5, 1952 in Book 2100, Page 87, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Jim Putman, Judy Marie Martin, Terry Putman and Jean P. Miller by Order from Estate of Velma Robins Putman A/K/A Velma G. Putman dated April 12, 2013 and recorded April 18, 2013 as Instrument No. 20130418-0038897, in said 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 1906 Hailey Ave., Nashville, TN 37218

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 .

Jean P. Miller

Judy Marie Martin

James T. Putman by Jean P. Miller, as attorney-in-fact

Terry Putman

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STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Jean P. Miller and Judy Marie Martin and Terry Putnam, wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jean P. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James T. Putnam, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of _____ for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2015.

Notary Public

My Commission Expires: 9-10-18

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

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