WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094415 DEEDWARR
Recvd: 11/05/15 11:39 2 pgs
Fees:13.00 Taxes:1183.63

20151105-0112807

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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
Angie L. McGraw	New owner	082130B019.00
(NAME)	(NAME)	
300 11th Avenue North #242		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Leonard A. Mathews,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angie L. McGraw,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 19 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Leonard A. Mathews by deed dated August 30, 2013 from Michael Bassham, unmarried of record in Instrument No. 20130905-0093769, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 932 Ireland Street, 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 October, 2015.

Leonard A. Mathews

Leonard A. Mathews

State of Tennessee
County of Davidson

Personally appeared before me Leonard A. Mathews, 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 October, 2015.

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

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

File No.: 15-932McGraw