P15-7280-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160001439 DEEDWARR
Recvd: 01/07/16 10:09 2 pgs
Fees:13.00 Taxes:247.90

20160107-0001545

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00.

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2016

Notary Public

MY COMMISSION EXPIRES: 3/25/19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Vukelich		
607 Woodett Drive	New Owner	08112000300
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Tharrett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Vukelich, unmarried**

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 all of Lot No. 308, on the plan of McGavock's Town North Nashville, of record in Plat Book 21, Page 23, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert L. Crump and wife, Ella Crump by Installment Deed dated 03/29/1977 from Ernest M. Hill and wife, Ora D. Hill of record in Book 5130, Page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale dated 03/28/2003 from Chancellor Ellen Hobbs Lyle and Claudia C. Bonnyman as Clerk and Master of record in Instrument 20030626008831 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Tharrett by Quit Claim Deed dated 03/12/2013 from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument 201303150026050, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1704 Arthur Avenue, Nashville, TN 37208.**

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 _____ hand( ) this the 5th day of January, 2016.

Michael Tharrett

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Tharrett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of January, 2016.

My Commission expires: Dec 28, 2018

Patricia M. DuBois
Notary Public

PATRICIA M DUBOIS
Notary Public, State of Michigan
County of Lapeer
My Commission Expires Dec. 28, 2018
Acting in the County of Oakland