WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

Deanie L. Gregory
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans: T20160016544 DEEDWARR
Recvd: 02/29/16 15:32 2 pgs
Fees: 13.00 Taxes: 869.50
20160229-0019189

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy Clemmons	New Owner	09205021100
(NAME)	(NAME)	
909 32nd Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, George Ganarway, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY CLEMMONS, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Lots Nos. 11 and 12 of Block 29 on the Map of Fisk University Place, as of record in Book 421, Pages 4-5, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 11 & 12 adjoin and front together 50 feet on the westerly side of India Street and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to George Ganarway from Henry A. Watkins, James R. Watkins, Mary H. Gooch, Littie M. Fizer, Ida B. Watkins, Frank H. Watkins and John R. Watkins by Warranty Deed dated September 30, 1997, and of record in Book 10634, Page 921, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; AND SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF FISK UNIVERSITY PLACE, OF RECORD IN BOOK 421, PAGES 4-5, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as 909 32nd Avenue N, TN 37209

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 19th day of February, 2016.

George Ganarway

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George Ganarway**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

Return To:

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County