Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160039891 DEEDWARR
Recvd: 05/12/16 15:23 2 pgs
Fees:13.00 Taxes:595.70
20160512-0047630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Michelle M Garramone Natalie N Garramone	new owner	
1718 24th Avenue North		081-10-0-226.00
Nashville, TN 37208-1902		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARROD PEACE, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE M GARRAMONE, AN UNMARRIED WOMAN, AND NATALIE N GARRAMONE, AN UNMARRIED WOMAN,**** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

** AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Cobbs Subdivision of Lot No. 6 of Subdivision of Hardings Bosley Tract, of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 148 fronts 50 feet on the Easterly side of 24th Avenue, North and extends back between parallel lines 150 feet back to an alley.

Being the same property conveyed to Ida Taylor, an interest as a Tenant by the entireties by Deed to Create Tenants by The Entirety from William Taylor of record in Instrument No. 20060803-0094518 Register's Office for Davidson County, Tennessee, dated July 21, 2006 and recorded on August 03, 2006.

Being the same property conveyed to Eric Sox and George Brandt by Substitute Trustee's deed from Arnold M. Weiss, Trustee of record in Instrument No. 20151223-0129099 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 23, 2015.

Being the same property conveyed to Jarrod Peace by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No.

20160105-0000962 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 05, 2016.

***Neither Grantor nor Grantor's spouse has ever resided in the above described property.**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1718 24th Avenue North, Nashville, TN 37208-1902.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2016.

Jarrod Peace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarrod Peace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018