BILL GARRETT, Davidson County
Trans:T20160049043 DEEDWARR
Recvd: 06/09/16 14:23 2 pgs
Fees:13.00 Taxes:1942.50
20160609-0058541

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of June, 2016

Notary Public
Commission Expires: 7-24-2017

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
BRYANT L. GRANTHAM

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael J. Ward 2114 12th Avenue South Nashville, TN 37204	New Owner	105-13-0-183.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Zachary Reardon and wife, Erin Reardon

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Ward and Marni E. Ward, husband and wife

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, described more fully as follows:

BEING Lot D and the South 10.0 feet of Lot C on the map showing the subdivision of part of the M.B. McAllister Home Place, as of record in Plat Book 843, Page 15, Register's Office for Davidson County, Tennessee. Said Lot and part of said Lot adjoin and front together 60.0 feet on the east side of 12th Avenue, South and run back between parallel lines 150.0 feet to an alley.

Included in the above description but excluded from this conveyance is that portion of said property conveyed to Metropolitan Development and Housing Agency, of record in Book 4730, Page 37, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Zachary Reardon and wife, Erin Reardon, by Warranty Deed from Carol W. Chase Revocable Living Trust Agreement dated July 6, 2010, dated 3/18/11 and recorded 3/24/11 in Instrument No. 20110324-0022892, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2114 12th Avenue South, Nashville, TN 37204.

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

Dated this the 7th day of June, 2016.

Zachary Reardon by Erin Reardon, Attorney in Fact

Erin Reardon

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 7th day of June, 2016, before me personally appeared Erin Reardon to me known to be the person who executed the foregoing instrument in behalf of Zachary Reardon as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said Zachary Reardon Witness my hand and seal.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 7-24-2017