WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160055796 DEEDWARR
Recvd: 06/30/16 09:47 2 pgs
Fees: 13.00 Taxes: 703.00
20160630-0066797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Maria Louisa Gallegos and Lyle Wermager	new owner	72-8-166
2103 (NAME) Wilson Ave. SW ~~2710 Bobby Avenue~~	(NAME) 2103 Wilson Ave SW	
(ADDRESS) Cedar Rapids, IA 52404 ~~Nashville, TN 37216~~	(ADDRESS) Cedar Rapids, IA 52404	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161171

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, I/we, Robert T. Ayers and wife Danette Ayers, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Maria Louisa Gallegos and Lyle G. Wermager, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 38 on the Map of Happy Valley, Section "C", said Map being according to a survey made by Z.J. Wilkinson, Surveyor, February 7, 1947, unrecorded, said Lot No. 38 is described as follows:

BEGINNING on the Southerly margin of Bobby Avenue at a point 25 feet East of the Easterly margin of Cooper Lane; thence with the said Avenue Eastwardly 75 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots Southwardly 140 feet; thence Westwardly 75 feet to a point 25 feet East of the Easterly margin of Cooper Lane; thence parallel with said Lane Northwardly 140 feet to the point of beginning.

BEING the same property conveyed to James Buford Ayers and wife, Mildred Marie Ayers by Warranty Deed from Roy Lawrence Chamberlain and wife, Agnes Dea Chamberlain dated June 4, 1973 and filed of record in Book 4714, page 124, Register's Office for Davidson County, Tennessee. The said Mildred Marie Ayers Is now deceased, leaving the said James Buford Ayers the surviving tenant by the entirety and sole owner of said land.

The said James Buford Ayers conveyed his interest in said land to Robert T. Ayers and wife, Danette Ayers by four Quitclaim Deeds: dated November 14, 2006 and filed of record in Instrument 20100330-0023615, Register's Office for Davidson County, Tennessee; dated December 10, 2007 and filed of record in Instrument 20071211-0142706, Register's Office for Davidson County, Tennessee; dated February 5, 2008 and filed of record in Instrument 20080310-0023625, Register's Office for Davidson County, Tennessee; dated June 6, 2011 and filed of record in Instrument 20110607-0043416, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2710 Bobby Avenue, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of June, 2016

Robert T. Ayers

Robert T. Ayers

Danette Ayers

Danette Ayers

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert T. Ayers and wife Danette Ayers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of June, 2016.

Notary Public
My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017