Prepared by and Return to:
Bell Law Settlement Services, LLC
3102 West End Ave S-400
Nashville, TN 37203
615-840-7444
John A Bell Jr., Esquire

G#28831-3

WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Dempsey		**Map 092-05- Parcel 092.00**
941 35th Avenue		Davidson County DEEDWARR Recvd: 09/06/16 13:59 3 pgs Fees:18.00 Taxes:1295.00 **20160906-0093453**
Nashville, TN 37209		

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

Jerry L. Maynard and Teresa C. Maynard, husband and wife

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

Matthew Dempsey

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:

BEING Lot No. 129 on the Plan of College Hill Subdivision, Section VI as of record in Book 2330, Page 109, Register's office for said County, described as follows: BEGINNING at a point in the westerly margin of 35th Avenue North, at the corner of Lots 129 and 130; thence with the margin of said Avenue, southerly 80 feet to a point at the beginning of a curve; thence around said curve; southwesterly 31.42 feet to a point in the northerly margin of Clare Street; thence with the margin of the same westerly 140 feet to a point; thence leaving said Street, northwardly 103.3 feet to the common rear corner of Lots 129 and 130, thence with the line between said lots, easterly 134.5 feet to the point of beginning.

AND

BEING the north one half of Clare Street, as closed by City Ordinance No 70-1050, a certified copy of which is of record in Book 4405, page 675, said Register's Office, lying west of 35th Avenue North, as shown on the Plan of College Hill, Section V, of record in Book 2900, Page 42, and Section VI as of record in Book 2330, Page 109, said Register's Office described as follows: BEGINNING at a concrete monument in the northerly margin of Clare Street, now closed at its entrance to 35th Avenue North; thence with the northerly margin of said Street, closed, South 79 degrees 01' West 150 feet to the westerly terminus of said Street closed; thence with the same, southerly 25 feet to a point; thence North 75 degrees 01' East with center of said street, 170 feet to the westerly margin of 35th Avenue North; thence with the same, northwardly 45 feet to a monument in the westerly margin of 35th Avenue North and the easterly line of Lot 129 on the Plan of College Hill Section VI, southwesterly around a curve, 31.42 feet to the point of beginning.

BEING all the same property conveyed to Jerry L. Maynard, a single person, by Deed from Timothy S. Knowles and wife, Debora A. Knowles, dated September 2, 1999, of record in Book 11655, Page 177, Register's Office for Davidson County, Tennessee.

TERESA C. MAYNARD, spouse of the above named Jerry L. Maynard, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2330, Page 109, amended in Book 4418, Page 783, said Register's Office;
2) Amending the official street and alley acceptance and maintain map for the Metropolitan Government of Nashville and Davidson County, Tennessee, by closing vacating and abandoning a certain portion of Clare Avenue extending westwardly from 35th Avenue north and a certain portion of Alley No. 1184, extending southwardly from Clare Avenue;
3) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is Improved (_X___) Unimproved (____) property, known as **941 35th Avenue, Nashville, TN 37209**

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 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 my/our hand(s) this **31st** day of **August, 2016.**

Jerry L. Maynard

Teresa C. Maynard

Teresa C. Maynard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jerry L. Maynard,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2016.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Teresa C. Maynard,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2016.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018