6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035395 DEEDWARR
Recvd: 04/27/17 08:38 2 pgs
Fees:13.00 Taxes:6826.50
20170427-0041224

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,845,000.00

Theresa K. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqueline Marker	JPMorgan Chase Bank, N.A.	Map 144
(NAME)	(NAME)	
23 Bancroft Place	601 Oakmont Lane, Ste 300	Parcel 109.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Westmont, IL 60559	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Alan Ward and Deborah Courtney Ward, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacqueline Marker, a married woman,** hereinafter called the GRANTEE, 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, being Lot No. 22 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Alan Ward and wife, Deborah Courtney Ward by General Warranty Deed from Richard M. Small, filed for record on February 9, 1998 in Book 10787, page 939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 23 Bancroft Place, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 hands this 24th day of April, 2017.

David Alan Ward
By Robert L Scruggs, Atty in Fact
David A.an Ward
By: Robert L. Scruggs, Attorney in Fact

Deborah Courtney Ward
By Robert L Scruggs, Atty in Fact
Deborah Courtney Ward
By: Robert L. Scruggs, Attorney in Fact

State of Tennessee
County of Davidson

On this 24th day of April, 2017, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David Alan Ward and Deborah Courtney Ward**, and acknowledged that he executed the same as the free act and deed of **David Alan Ward and Deborah Courtney Ward.**

WITNESS my hand and seal this 24th day of April, 2017.

Notary Public

My Commission Expires: 3-6-2018

File No.: 37760

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018