This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **17-1151**

Bill Garrett Davidson County
Batch# 1344 DEEDWARR
09/15/2017 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20170915-0094651

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/31/2017**, by and between **Jeremy Eves**, parties of the first part, and **Michael D. Bartholomew, a single man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee being more particularly described as follows:

Being Lot No. 7 in the Plan of Carolann Acres as of record in Book 2083 at Page 30 in the Office of the Register of Deeds for Davidson County, Tennessee, and further described as follows:

Said Lot No. 7 fronts 70 feet on the West side of 25th Avenue North and extends back between parallel lines 215.9 to a dead line in the rear.

Being the same property conveyed to Jeremy Eves by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Morgan Stanley ABS Capital I Trust 2007-HE2, Mortgage Pass Through Certificates Series 2007-HE2, recorded 07/24/2014, of record in Instrument No. 20140724-0065674, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **81-6-231**
☒ Improved **2023 25th Avenue N, Nashville, TN 37208**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jeremy Eves

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jeremy Eves** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day ofAugust,2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

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Owner's Name: **Michael D. Bartholomew**

and Address: **2023 25th Avenue N, Nashville, TN 37208**

Mail tax bills to **Michael D. Bartholomew**
251 Harpeth View Trail, Kingston Springs, TN 37082

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$135,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day ofAugust,2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

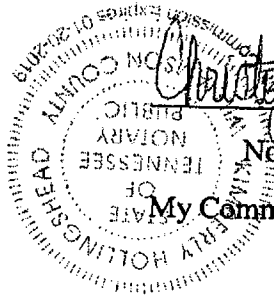
Certification of Authority

I, Kim Hollingshead, 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 TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).