Bill Garrett Davidson County
Batch# 32492 **DEEDWARR**
12/04/2017 08:18:29 AM 3 pgs
Fees: $18.00 Taxes: $111.00

20171204-0123059

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $30,000.00.

Ira W Flair
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 29th day of
November, 2017.
Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA W. FLAIR AND WIFE, WANDA J. FLAIR 638 W. GREEN LANE NASHVILLE, TN 37207	IRA W. FLAIR AND WIFE, WANDA J. FLAIR 638 W. GREEN LANE NASHVILLE, TN 37207	06110014500

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of November, 2017, by and between Emmett W. Flair, unmarried, hereinafter called Grantor, and Ira W. Flair and Wife, Wanda J. Flair, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Emmett W. Flair, Grantor, does hereby bargain, sell, transfer and convey unto Ira W. Flair and Wife, Wanda J. Flair, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B" and "C", which are attached hereto and incorporated herein by reference.

This is improved property known as 809 Matthews Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" and "C".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Emmett W. Flair

Emmett W. Flair, **SELLER**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Emmett W. Flair, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 29th day of November, 2017.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Emmett W. Flair, by deed from Florence L. Keller, Michael J. Dixon and Roberta D. Shook, of record in Instrument Number 20120404-0028431, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ALL REAL PROPERTY taxes for the year 2018 and subsequent years, A LIEN, not yet due and payable (Map, PARCEL 06110014500). 2017 real property taxes are not PAID in the TOTAL amount of $1,628.77.

EXHIBIT C

EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION-LIGHTNET LINES of record in Instrument Number 20140114-0003779, Register's Office for Davidson County, Tennessee.