Bill Garrett Davidson County
Batch# 75601 DEEDWARR
04/02/2018 03:32:37 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20180402-0030645

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $140,000.00. Affiant Subscribed and sworn to before me, this the 30th day of March, 2018. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Volp Brenda Volp		
2105 Creekwood Dr.	New Owner	136-00-0-046.00
Murray, KY 42071		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY W. WARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT VOLP AND BRENDA VOLP, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly margin of Smith Springs Road, being the common corner of Marshall Cooper, of record in Book 9410, page 924, Register's Office, Davidson County, Tennessee; thence with said margin of Smith Springs Road, N 78 degrees W 80 feet, more or less, to a point; thence S 14 degrees W 140 feet to a point; thence S 87 degrees E 90 feet to a point; thence N 11 degrees 20 minutes E 124.7 feet to the point of beginning, according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, License No. 1838, dated June 20, 2002.

Being the same property conveyed to Jerry W. Ward, unmarried by Warranty deed from Kevin T. Johnson, unmarried of record in Instrument No. 20041011-0122322 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 11, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2643 Smith Springs Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of March, 2018.

Jerry W. Ward

Jerry W. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of March, 2018.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public

My Commission Expires