Box 29

21690

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 241968 DEEDWARR
06/11/2019 01:03:03 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20190611-0056088

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Steve A. Ward
1050 Otter Creek Road
Nashville, TN 37220

Send Tax Bills to:
New Owner

Map/Parcel: 05413008700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **J. B. Gammon and wife, Eva R. Gammon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Laura G. Ward and Steve Anderson Ward, wife and husband,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Jackson Acres, as of record in Plat Book 3500, page 107, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to J. B. Gammon and wife, Eva R. Gammon by Special Warranty Deed from Marsha C. Martin, Executrix of the Estate of Betty Brooks Carter, dated October 12, 2007, and filed at Instrument No. 20071017-0123210, said Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

This is improved property known as: 113 Fields Drive, Old Hickory, TN 37138

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 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 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) as on the date shown on the Notary forms.

J. B. Gammon

Eva R. Gammon

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. B. Gammon and Eva R. Gammon,** the within named bargainor, 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 office, this 7th day of June, 2019.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me this 7th day of June, 2019.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022