This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
[illegible] Bldg., Nashville, Tenn.

# WARRANTY DEED
TTC 197911

REAU E. FOLK, JR. FORM

| MAP - PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map. 96-11 Par. 170 pal | Mrs. Yolanda Gutierry | Murphree Mortgage Company<br>226 Third Avenue, North<br>Nashville, Tennessee 37201 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 21410 |
| 3D-62852 | 604 Waxhaw Drive 37214 | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 14, 1963, in the original principal sum of $15,850.00, payable to Murphree Mortgage Company in monthly installments of $87.54, including interest at 5¼% per annum, said note being secured by a deed of trust executed by Herman A. Wagner and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3627, page 447,

HERMAN A. WAGNER and wife, FLORENCE M. WAGNER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MRS. YOLANDA GUTIERRY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 133 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38.

Said Lot fronts 71 feet on the west side of Waxhaw Drive and runs back 156.6 feet on the north line and 181.2 feet on the south line to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed to Herman A. Wagner and wife, Florence M. Wagner, by deed from Hickory Bend Construction Company. Inc., as of record in Book 3614, page 49.

This conveyance is made subject to restrictions of record in Book 3341, page 265.

This conveyance is also made subject to a charge of sewerage servicea as set forth in Agreement of record in Book 3351, page 595.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1967 Metro Taxes, which have been assumed by the Buyer.

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

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of July, 1967.

Florence M. Wagner
Florence M. Wagner

Herman A. Wagner
Herman A. Wagner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4155 PAGE 123

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Herman A. Wagner and wife, Florence M. Wagner,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of July, 1967.

Helen D. Scott
Notary Public

My commission expires: May 10, 1971

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF.: s

FROM
HERMAN A. WAGNER and wife

TO
MRS. YOLANDA GUTIERRY

81106

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 25 11 47 AM '67
NOTED: BOOK 116 PAGE 844
RECORDING FEE $ 2.00
DEP. REG. .50

DOCUMENTARY
INTERNAL REVENUE
UNITED STATES
$1.65 ONE DOLLAR
SIXTY-FIVE CENTS

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Paau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
JUL 25 1967

STATE TAX $ 1.50
PROBATE
TOTAL $ 1.50

PAID JUL 25 67