WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/04 13:42 2pgs
Fees:13.00 Taxes:547.60

20041118-0138682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Jenell Sargent	Emma Jenell Sargent	061-07-0-021.00
(NAME)	(NAME)	
926 Malquin Drive	926 Malquin Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Randall L. Wilson and Jane Wilson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emma Jenell Sargent, a single person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 30 and the easterly one half of Lot No. 29 Block I on the plan of "Broadmoor" Section #2, as of record in Book 547, Page 174, Register's Office for said County.

Said part of Lot No. 29 front 25 feet on the southerly side of Malquin Drive and runs back between parallel lines along the west margin of Lindall Street 155 feet to a dead line.

By Ordinance No 087-1899 a portion of Lindell Street adjoining the above described lots was closed and abandoned by the Metropolitan Government of Davidson County. Also conveyed are whatever rights grantors may have in said portion of the closed street.

Being the same property conveyed to Randall L. Wilson and wife, Donna J. Wilson by Warranty Deed from Riggs B. Patterson, unmarried, dated December 6, 1978, of record in Book 5372, Page 582, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Randall L. Wilson by Quitclaim Deed from Randall L. Wilson and wife, Donna J. Wilson, dated December 26, 1996, of record in Book 10319, Page 145, said Register's Office; and by Quitclaim Deed to Randall L. Wilson and Jane Wilson, husband and wife, by Quitclaim Deed from Randall L. Wilson, dated September 2, 1998, of record in Book 11106, Page 925, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 926 Malquin Drive, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 our hands this 10th day of November, 2004.

Randall L. Wilson

Jane Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall L. Wilson and Jane Wilson, husband and wife the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of November, 2004.

Commission expires: July 21, 2007

Karen C. Asplin Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027