Davidson County DEEDWARR
Recvd: 03/02/05 15:07 2 pg
Fees:13.00 Taxes:405.15

20050302-0023125

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
James Wetsell	Wells Fargo Bank, N.A.	072-04-0
1515 Golf Street	7485 New Horizon Way	GROUP
Nashville, Tennessee 37216	Frederick, MD 21703	PARCEL 168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand Five Hundred Dollars and Zero Cents ($109,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, D. Michelle Simms, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Wetsell and wife, Mary K. Wetsell, 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.

BEING the southerly 70.0 feet of the westerly part of Lot No. 13 of Block "A" on the Plan of Inglewood Terrace of record in Plat Book 1130, page 1, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 13 fronts 70.0 feet on the easterly margin of Golf Street and extends back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to D. Michelle Simms, unmarried, by deed dated April 30, 2003, from Stephen D. Leiweke, married, and Daniel R. Leiweke and Susan F. Leiweke, husband and wife of record as Instrument No. 20030502-0059252 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1)reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☒

This is improved ☐ property known as 1515 Golf Street, Nashville, TN 37216

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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 my hand this 25th day of February, 2005.

D. Michelle Simms

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named D. Michelle Simms, the bargainor, (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

