BOX 13
10820

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollie Wetzel	New Owner	134-9-134
(NAME)	(NAME)	
3421 Brunner Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, The Estate of Elna G. Benefee and Electa D. Green, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hollie Wetzel and husband, Tyson Wetzel, 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 Lot No. 121, Phase Two, Section One on the Plan of Woodland Hills of record in Plat Book 7900, Page 408, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Elna G. Benefee, unmarried and Louis D. Green and wife, Electa D. Green by Warranty Deed dated July 16, 1993 from Fox Ridge Homes, Inc., of record in Book 9087, Page 368, Register's Office for Davidson County, Tennessee. The said Louis D. Green having since died on January 12, 2005. The said Elna G. Benefee having since died testate on April 1, 2005 and whose Last Will and Testament of record in Docket # 05P573 in the Probate Court of Davidson County, Tennessee, devises her interest in said property to Janice Douglas-Baltimore as beneficiary.

This instrument is executed on behalf of Electa D. Green by Janice Douglas-Baltimore as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9986, Page 791, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3421 Brunner Court, Nashville, TN 37027

(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.

Davidson County DEEDWARR
Recvd: 12/27/05 13:45 2 pgs
Fees:13.00 Taxes:477.30
20051227-0154039

Witness my hand this 7th day of December, 2005.

Electa D. Green By:
Janice Douglas-Baltimore as her Attorney-in-Fact

Electa D. Green by Janice Douglas-Baltimore as her Attorney-in-Fact

The Estate of Elna G. Benefee
By: Janice Douglas-Baltimore, Executrix

Janice Douglas-Baltimore Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of December, 2005, before me personally appeared Janice Douglas-Baltimore, the person who executed the foregoing instrument on behalf of Electa D. Green, and acknowledged that she executed the same as the free act and deed of the said Electa D. Green, through Power of Attorney granted Janice Douglas-Baltimore by the said Electa D. Green.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2005.

Commission expires: May 28, 2006.

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/28/2006

Beth Triplett
Beth Triplett Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janice Douglas-Baltimore with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of Elna G. Benefee and that he/she as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2005.

Commission expires: May 28, 2006

Beth Triplett
Beth Triplett Notary Public

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/28/2006