Prepared by and return to
Equity Title Solutions
2525 Lebanon Rd, Bldg.C Ste.205
Nashville, TN 37214

WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 27, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Angelina Scissom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2007.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: 6-27-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 11/09/07 11:50 2 pgs
Fees:13.00 Taxes:333.00
20071109-0132413

D-1237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meagan M. Webb	Same	072-02-0 110.00
(NAME)	(NAME)	
3728 Baxter Avenue	Same	072-02-0 111.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Same	072-02-0 112.00
(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, Jacqueline C. Elkins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meagan M. Webb and husband, Dustin Webb, 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:

Tract No. 1: Being the north ½ of Lot No. 48 and the south 40 feet front and 42 feet rear of Lot No. 49 on the Plan of E.B. Craig's – Subdivision of the Crownover Property, of record in Book 894, Pages 640 and 641, Register's Office Davidson County, Tennessee.

Said Lot Nos. 48 and 49 front together 65 feet on the easterly side of Baxter Street and extend back 109 feet 6 inches, more or less, on the northerly line, 141.75 feet on the southerly line to a dead line measuring 68 feet 2 inches.

Tract No. 2: Being the southerly part of Lot No. 6 on the Plan of Ross T. Hughes Subdivision of Lot No. 11 in Patterson and Young's Subd., of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Beginning at a point 281 feet 2 inches southwardly from a stone in the south margin of Gillock Street, the northwest corner of Lot No. 5 on said Plan in the west margin of said Subdivision; thence along the westerly line of Lot No. 6, south 1 degree 32' west 68 feet 10 inches to a point, the southwest corner of Lot No. 6, thence south 63 degrees east 165 feet to a point 200 feet from Gallatin Road, the southeast corner of Lot No. 6; thence with the east line of said Lot north 27 degrees 30' east 83 feet to a point; thence westerly 195 feet more or less to the point of beginning,

Tract No. 3: Being the northerly 10 feet of Lot No. 49 on the Plan of E.B. Craig's – Subdivision of the Crownover Property, of record in Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee, and being known as Field Book No. 150Z 05955, Map 72-2, Parcel 111, Assessor's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jacqueline C. Elkins, unmarried by Quitclaim Deed dated 10/06/2005 from Monica C. Blackmore, unmarried, of record in Instrument No. 20051006-0120681, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jacqueline C. Elkins, formerly known as Jacqueline C. Stewart by Quitclaim Deed dated 02/13/2002 from Johnnie H. Stewart, III, of record in Instrument No. 20020226-0024097, 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 3728 Baxter Avenue, 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 22nd day of October, 2007.

Jacqueline C. Elkins

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 Jacqueline C. Elkins 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 Nashville, Tennessee this 22nd day of October, 2007.

Commission expires: 01/24/2009

Dana Delworth Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216