File No. 271100723

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/07 11:12 2 pgs
Fees:13.00 Taxes:1095.20
20071211-0142839

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Patricia Wilson Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires NOV 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Wooten	Luke Wooten	132050041.00
(NAME)	(NAME)	
895 Thompson Ave.	895 Thompson Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Patricia Wilson Hall, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luke Wooten and wife, Nicole Wooten, HEREINAFTER CALLED THE GRANTEE(S), 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. 48 on the map of Brookhaven Estates of record in Book 1835, Pages 49, 50 and 51, and Ordinance of Abandoned Streets in Book 4167, Page 275 and Book 4237, Page 818, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Olen E. Wilson and wife, Cora M. Wilson by Warranty Deed from Paramont Homes, Inc. of record in Book 2339, Page 295, Register's Office for Davidson County, Tennessee dated October 8, 1954. Cora M. Wilson predeceased Olen E. Wilson on 1/2/2006. Olen E. Wilson died testate on 10/16/2006, leaving Patricia Wilson Hall as his sole heir-at-law. Affidavit of Heirship and Last Will & Testament of Olen E. Wilson of record in Instrument No. 20070131-0013006, said Register's Office.

Subject to all matters as set forth per Plat Book 1835, Page 49,50 and 51, Register's Office of said County.

Restrictions of record in Book 1969, Page 609, said Register's Office.

Taxes for the year 2008 and all subsequent years a lien, but not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 895 Thompson Avenue, Nashville, TN 37204
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 7th day of December, 2007.

Patricia Wilson Hall

Patricia Wilson Hall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Patricia Wilson Hall, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/7/2007.

Witness my hand at office this 7th day of December, 2007.

Commission expires:

Notary Public

File Number: 271100723

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

