WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/08 10:20 2 pgs
Fees:13.00 Taxes:1535.50

20080204-0011191

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25th** DAY OF **January, 2008**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 08-010010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Lindsay Ann Wise Trust	SAME	**115-15 85.00**
(NAME) **6404 Jocelyn Hollow Road**	(NAME)	
(ADDRESS) **Nashville,TN 37205**	(ADDRESS)	
(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, **Rodney F. Davis and Melissa L. Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Lindsay Ann Wise Trust,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

* Lindsay Ann Wise, Trustee, of

Land in Davidson County, Tennessee, being Lot 79, SECTION D, WEST MEADE FARMS, INC., as shown on plat of record in Plat Book 1835, Page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Buist F. Richardson and wife, Mary M. Richardson to Rodney F. Davis and wife, Melissa L. Davis as recorded on the 29th day of December, 2006 in Instrument No. 20061229-0160986 and Warranty Deed from Keith G. Wolken and wife, Natalie G. Wolken to Buist F. Richardson and wife, Mary M. Richardson as recorded on the 25th day of February, 2003 in Instrument No. 20030225-0024803, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6404 Jocelyn Hollow Road, Nashville, TN 37205**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **January, 2008**.

Rodney F. Davis

Melissa L. Davis

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Rodney F. Davis and Melissa L. Davis**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1/25/2008.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

