WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ 6-30-10

(AFFIX SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina E. Wells	Christina E. Wells	108040A03800CO
(NAME)	(NAME)	
816 Carlisle Court N.	816 Carlisle Court N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Nicole Wilkes Jordan and Patricia Kay Waldrip, sole heirs at law of Barbara L. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christina E. Wells,* 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:

*an unmarried woman

Land in Davidson County, State of Tennessee, being described as follows:

Being Lot No. 88, on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326 and amended in Book 7900, Pages 104 and 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara L. Smith, an unmarried person, by Warranty Deed dated June 15, 2005 from Timothy N. Jordan, a married person of record in Instrument no. 20050616-0068921, Register's Office for Davidson County, Tennessee. The said Barbara L. Smith a/k/a Barbara Lynn Smith having since died testate on July 5, 2007. The Last Will and Testament of Barbara L. Smith a/k/a Barbara Lynn Smith (reference# 07P-1434), leaving as her sole heirs Nicole Wilkes Jordan, daughter and Patricia Kay Waldrip, daughter. Property was never principal residence of heirs.

This instrument is executed on behalf of Patricia ~~Kay~~ Kay (CB) Waldrip by Nicole Wilkes Jordan as her Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080612 00 60741, 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 816 Carlisle Court N, Nashville, TN 37214

(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: 06/12/08 13:51 2 pgs
Fees:13.00 Taxes:547.23

20080612-0060742

Witness our hands this 15th day of May, 2008.

Nicole Wilkes Jordan

Patricia Kay Waldrip by Nicole Wilkes Jordan attyinfact
Patricia Kay Waldrip
By Nicole Wilkes Jordan as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15 day of May, 2008 before me personally appeared Nicole Wilkes Jordan, the person who executed the forgoing instrument on behalf of Patricia Kay Waldrip, and acknowledged that she executed the same as the free act and deed of the said Nicole Wilkes Jordan, through Power of Attorney granted Nicole Wilkes Jordan by the said Patricia Kay Waldrip. of record @ Inst # 20080612006074/ RODCTN.

Witness my hand and official seal at Franklin, Tennessee this 15th day of May, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Wilkes Jordan, 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 Franklin, Tennessee this 15th day of May, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122