WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/09 15:26 2 pgs
Fees:13.00 Taxes:175.75
20091009-0094380

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $47,500.00.

Affiant

Subscribed and sworn to before me this 9th day of October, 2009

Notary Public
My Commission expires: 4.15.12
(Affix Seal)

ELIZABETH MAY GRIFFITH NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Lott	SAME	092-07-0-023.00
1297 Marlin Road		
Memphis, TN 38116		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha F. Wilson and Hal Wilson, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Lott and wife, Tamelar Lott**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the Map of John Langham's Subdivision, as of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 front 24 feet on the southerly side of Hermosa Street, and runs back 160 feet on the easterly line, and 166 feet on the westerly line with the easterly margin of 23rd Avenue North to an alley, and shows 68 feet on said alley.

Being the same property conveyed to Sylvan Property Group, LLC, from Donna Edmonson and Lee Edmonson, wife and husband, by deed on November 18, 2004, of record in Instrument Number 20041202-0143505, Register's Office for Davidson County, Tennessee. And further conveyed to Martha F. Wilson and husband, Hal Wilson by Quitclaim deed from Sylvan Property Group, LLC of record in Instrument Number

of record in Inst.# 20071231-0149039, R.O.D.;

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **2215 Hermosa Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 7, 2009.

Martha F. Wilson

Martha F. Wilson

Hal Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson and Hal Wilson, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 7, 2009

My commission expires March 4, 2013

Brenda K Cowell

Notary Public



I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

