# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100001828 DEEDWARR
Recvd: 01/11/10 10:29 2 pgs
Fees:13.00 Taxes:616.05
20100111-0002320

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| Jacqueline DeSelms-Wolfe | US Bank NA | 102-12-17 |
| (NAME) | (NAME) | |
| 827 Summerly Drive | 17500 Rockside Rd | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Bedford OH 44146 | |
| (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, Terry DeSelms and wife, Jeannie DeSelms, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline DeSelms-Wolfe and Derek Wolfe, wife and husband, 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:

Land in the Eight Civil District of Davidson County, Tennessee, being Lot No. 110 on the Plan of Horton Heights, Section X, of record in Book 2133 Page 32, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 110 is situated on the westerly corner of the intersection of Fleetwood Drive and Summerly Drive, fronting a total of 222.6 feet on the northwesterly margin of Fleetwood Drive and a total of 21.2 feet on the southwesterly margin of Summerly Drive, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet; said lot extends back 163.4 feet from Fleetwood Drive on the southwesterly side, and 181.2 feet from Summerly Drive on the northwesterly side.

Being the same property conveyed to Terry DeSelms and wife, Jeannie DeSelms, by Warranty Deed dated April 28, 2009 from Norma Jean Alfonso and Jack Robert Beaudette of record in Instrument No. 20090520-0046263, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Norma Jean Alfonso and Jack Robert Beaudette by The Last Will and Testament of Arline H. Wells a/k/a Arline Hazel Wells (reference Probate #: 09P589) entered in the Seventh Circuit Court for Davidson County, and as of record in Instrument No. 20090506-0041827, 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 827 Summerly Drive, Nashville, TN 37209
(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 30th day of December, 2009.

Terry DeSelms

Jeannie DeSelms

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 Terry DeSelms and Jeannie DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of December, 2009.

Commission expires:

Notary Public

