WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110020145 DEEDWARR
Recvd: 04/06/11 10:19 2 pgs
Fees:13.00 Taxes:425.50
20110406-0026537

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance Wade	Wells Fargo Bank, N.A.	07008008800
(NAME)	(NAME)	
805 Youngs Lane	12854 Kenan Drive, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Jacksonville, FL 32258	
(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, Leonard H Morton, Sr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance Wade, married, 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 Davidson County, Tennessee, being a part of Lot No. 4 of Block C on the Map of Haynie's Addition to Free Silver Plan as of record in Book 161, Page 83, Register's Office for Davidson County, Tennessee and described as follows: Beginning at a stake in the north margin of Young's Lane 303 feet west of the center line of Bryan Street, being the southeast corner of the property conveyed to Joe C Bateman and wife by deed from Wiley Lester and wife, of record in Book 2092, Page 220, said Register's Office; thence along Bateman's east line north 18 degrees 30 minutes east 150 feet to an iron pin; thence south 87 degrees 15 minutes east 75 feet to a point; thence south 18 degrees 30 minutes west 150 feet to the north margin of Young's Lane; thence with the margin of said Lane north 87 degrees 75 minutes west 75 feet to the point of beginning.

Being the same property conveyed to Leonard H Morton, Sr., by deed of record in Instrument No. 20001108-0110935, 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 805 Youngs Lane, Nashville, TN 37207

(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 my hand this 1st day of April, 2011.

Leonard H Morton, Sr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard H Morton, Sr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2011.

Commission expires:

Notary Public

