WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024242 DEEDWARR
Recvd: 04/26/11 09:13 2 pgs
Fees:13.00 Taxes:281.20
20110426-0031669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/20/14

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan A. Davis	Same as new owner	025-04-0-109.00
(NAME)	(NAME)	
130 Moncrief Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	,	
(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, Wilson Bank & Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan A. Davis, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, January 14, 1959, as follows:

Beginning on the southerly margin of Moncrief Avenue, at a point south 84 degrees West 57.5 feet from Tract No. 1 of the property conveyed to Carl E. Smith and wife, by deed from E.W. Adams and wife, of record in Book 2445, page 235, Register's Office for said County; thence southerly 128 feet to the northerly margin of a ditch; thence South 83 degrees 30 ' West 66.5 feet; thence North 1 degree East 130 feet to the southerly margin of Moncrief Avenue; thence with the same, North 84 degrees East 66.5 feet to the beginning, containing 0.917 acres, more or less.

Being the same property conveyed to WILSON BANK & TRUST, by deed from STEVEN ISBELL ABS CAPITAL 1, INC. TRUST 2004 HEI, AND TERESA BANKS, of record as Instrument No. 20110321-0022082, dated March 1, 2011, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the plan of record in Book 2445, page 235, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 130 Moncrief Avenue, Goodlettsville, TN 37072

(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 21st day of April, 2011.

Wilson Bank & Trust

By: Ralph Mallicoat
Its: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph Mallicoat, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Senior Vice President at Wilson Bank & Trust, the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at Wilson Bank & Trust, this 21st day of April, 2011.

Notary Public

My Commission Expires: 6/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.