WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2011

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Warshaw	SWBC MORTGAGE	**06112009600**
(NAME)	(NAME)	
1226 Plymouth Avenue	9311 SAN PEDRO #600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SAN ANTONIO, TX 78216	
(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, **The Estate of Lela Gann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen Warshaw, unmarried** 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 11th Civil District of Davidson County, Tennessee, near the City of Nashville, being Lots Nos. 4 and 5 on the Map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for said County

Said Lots Nos. 4 and 5 front together 100 feet on the southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Lelia Gann (Being one and the same as Lela Gann) and husband Nelson W. Gann by deed dated August 24, 1995 from Jack F. Sisco, Norma Fly, Mary Ann Cullop and Hilda Beatty, Heirs of Ava Sisco of record in Book 9795, Page 783, Register's Office for Davidson County, Tennessee and to Lela Gann as Devisee under the Will of Ava Sisco. The said Nelson W. Gann has since died survived by his wife, Lela Gann who thereafter died testate and on February 28, 2011 and by will probated in the Seventh Circuit Court of Davidson County, Tennessee, Case # 11P404 devised said property to the Executor of her Estate.

unimproved ☐

This is improved ☒ property, known as **1226 Plymouth Avenue, Nashville, TN 37216**

(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.

BILL GARRETT, Davidson County
Trans:T20110032038 DEEDWARR
Recvd: 05/31/11 11:05 2 pgs
Fees:13.00 Taxes:564.25
20110531-0041219

Witness my hand this **25th day of May, 2011**.

Estate of Lela Gann

By: _____
Wonnie L. Short, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Wonnie L. Short** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Executor of The Estate of Lela Gann,** the within named bargainor and that he as such **Executor** being authorized so to do, executes the forgoing instrument for the purposes therein contained by signing the name of the estate by the said **Wonnie L. Short, as such Executor.**

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
I. Dyke Tatum
Notary Public