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BILL GARRETT, Davidson County
Trans:T20110082112 DEEDWARR
Recvd: 12/28/11 12:14 2 pgs
Fees:13.00 Taxes:721.50
20111228-0101404

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2011. Notary Public MY COMMISSION EXPIRES: 5/6/2013 (AFFIX SEAL)

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

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
Irving Laos **And** **Sarah Laos**	Irving Laos And Sarah Laos	**103040317.00**
(NAME) **4008 Utah Avenue**	(NAME) 4008 Utah Avenue	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37209	
(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, **Barbara Allen Wilson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Irving Laos and Sarah Laos, husband and wife,** 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:

Being Lot No. 1 on the Map of the Re-subdivision of Lot No. 103, West End Annex, as of record in Book 3106, Page 69, Register's Office for said County.

Said Lot No. 1 fronts 47 feet on the north side of Utah Avenue and runs back 211.8 feet on the west line and 204.2 feet on the east line to an alley in the rear on which it measures 48 feet.

Being the same property conveyed to Alvin W. Wilson and wife, Barbara Allen Wilson by deed dated December 31, 1973 from J. R. Freeman, Trustee with full power to mortgage, sell, transfer and convey without the joinder of beneficiary of record in Book 4781, page 91, Register's Office for Davidson County, Tennessee. The said Alvin W. Wilson has since died on July 30, 2011, survived by his wife, Barbara Allen Wilson.

unimproved ☐

This is improved ☒ property, known as **4008 Utah Avenue, 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 my hand this **28th day of December, 2011.**

Barbara Allen Wilson

Barbara Allen Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Barbara Allen Wilson** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum

Notary Public

