WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120076466 DEEDWARR
Recvd: 10/09/12 09:50 2 pgs
Fees:13.00 Taxes:277.50
20121009-0092266

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **September, 2012**

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank J. Miles	Wells Fargo Bank, N.A.	13306014700
(NAME)	(NAME)	
224 Wheeler Avenue	208 Adams Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Karmen Waddell, individually and as Administratrix of the Estate of Jeffery Wade Waddell,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank J. Miles, 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Patterson Gardens of record in Plat Book 2083, page 114, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. Waddell by Warranty Deed from Estate of Louise M. Cannon by Donnie W. Cannon, Executor, dated June 25, 1998 of record in Book 11012, page 725, Register's Office of Davidson County, Tennessee. Jeffery Wade Waddell having since died on September 17, 2011 intestate leaving Karmen Waddell as sole heir at law as evidenced in the probate documents filed in Probate Docket No. 11P-1611, Probate Court of Davidson County, Tennessee. Said Jeffrey W. Waddell being one and the same person as Jeffery Wade Waddell, deceased.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 224 Wheeler Avenue, Nashville, TN 37211

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, has 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 **28th** day of **September, 2012**

The Estate of Jeffery Wade Waddell

Karmen Waddell, Administratrix

Karmen Waddell, individually

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Karmen Waddell**, individually and as Administratrix of the Estate of Jeffrey Wade Waddell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **September, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY