WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130022719 DEEDWARR
Recvd: 03/20/13 10:35 2 pgs
Fees:13.00 Taxes:640.10
20130320-0027589

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/26/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shauna L. Beals	Wells Fargo Home Mortgage	044-11-0-176.00
(NAME)	(NAME)	
40 Jones Circle	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Ruth Andrews Wessel, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shauna L. Beals**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract I: Land in Davidson County, Tennessee, being all of Lot No. 36, on the plan of River Vista Subdivision, of record in Plat Book 1424, Page 118, said Register's Office, reference to which is hereby made for a more complete description.

Tract II: Land in Davidson County, Tennessee, being a small triangular portion of Lot No. 37 on the plan of River Vista Subdivision in the village of Old Hickory, Tennessee, as of record in Plat Book 1424, Page 118, Register's Office for said County, and more particularly described as follows:

Beginning at a point on the easterly margin of Jones Circle, said point being 12 feet southerly from the point which divides lots Nos. 37 and 36 on said subdivision; thence in an easterly direction in a straight line, to a point which is the common corner of Lots Nos. 37, 36, 30 and 29 on said subdivision, thence in a westerly direction along the line between lots Nos. 37 and 36, 168.9 feet to the easterly margin of Jones Circle; thence with the margin of Jones Circle in a southerly direction, 12 feet to the point of beginning.

Being the same property conveyed to Robert Wessel Jr. and wife, Mary Ruth Andrews Wessel by Deed from Gordon T. Dougherty and wife, Neva D. Dougherty, dated 08/28/1954 and filed for record on 08/30/1954 in Book 2295, Page 613, Register's Office for Davidson County, Tennessee. As to lot 36.

Being the same property conveyed to Robert Wessel and wife, Ruth Andrews by Deed from Samuel F. Sparks and wife, Beverly Marie Sparks, dated 06/30/1959 and filed for record on 07/06/1959 in Book 2923, Page 525, Register's Office for Davidson County, Tennessee. As to that portion of lot 37.

The said Robert Wessel, Jr, having since died on April 7, 2010, leaving Mary Ruth Andrews Wessel as surviving spouse and sole owner of said property.

All matters as set forth per Plat Book 1424, Page 118, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 40 Jones Circle, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of March, 2013.

Mary Ruth Andrews Wessel

Mary Ruth Andrews Wessel

State of Tennessee
County of Wilson

Personally appeared before me Mary Ruth Andrews Wessel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2013.

Tracey Trumphour

Notary Public

My Commission Expires: 9.2.2015

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075