BILL GARRETT, Davidson County
Trans:T20130039617 DEEDWARR
Recvd: 05/13/13 10:34 2 pgs
Fees:13.00 Taxes:464.35

20130513-0047897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 125,500.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2013.

Notary Public

My commission expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ASHLEY D GAINES	BankTennessee	**05303016500**
1402 HADLEY AVE	1125 W Poplar Ave	
OLD HICKORY, TN 37138	Collierville, TN 38017	

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 ACKNOWLEDGE, WE,

TYLER WILSON and HALEY HENDERSON, joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEY D GAINES, 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. 6 on the Plan of Section "C", Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said Couinty.

Said Lot No. 6 fronts 86 feet on the westerly side of Hadley Avenue and runs back 167.1 feet on the northerly line and 167.2 feet on the southerly line to the easterly margin of Dodson Street, measuring 86 feet thereon, said Dodson Street having been changed by instrument of record in Book 1853, page 281, said Register's Office, from a public street to a private driveway, with easement reserved therein for public utilities.

BEING THE SAME PROPERTY CONVEYED TO TYLER WILSON AND HALEY HENDERSON, JOINT TENANTS BY WARRANTY DEED FROM BARBARA JEAN REECE, UNMARRIED DATED ON 08/26/2005 RECORDED ON 08/30/2005 IN INSTRUMENT NO. 20050830-0103733 SAID REGISTER'S OFFICE FOR SAID COUNTY.

HALEY HENDERSON HAS SINCE MARRIED AND IS NOW KNOWN AS HALEY WILSON.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on plat of record as referenced above.

This is improved (X) unimproved (____) property known as 1402 HADLEY AVE, OLD HICKORY, TN 37138.

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 in 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/our hand(s) this 6th day of May, 2013.

TYLER WILSON

HALEY WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TYLER WILSON and HALEY WILSON, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2013.

Notary Public

My Commission Expires: 6/26/16

MARK LINDISCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY