ADDRESS NEW OWNERS and
SEND TAX BILLS:
MICHAEL GLENN WAKEFIELD and wife,
ANNA BRIDGETTE WAKEFIELD
306 Nawakwa Trail
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
53 - 8 - 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **NELL JEAN NEWMAN,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to **MICHAEL GLENN WAKEFIELD and wife, ANNA BRIDGETTE WAKEFIELD,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 2 of Block 11 on the Plan of Dabbs and Elliott Subdivision No. 1, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 of Block 11 fronts 50.0 feet on the southeasterly side of 22nd Street and runs back between parallel lines 144.09 feet to an alley.

BEING the same property conveyed to Nell Jean Newman, unmarried, by deed recorded May 1, 1997 in Book 10437, Page 131, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 210 22nd Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said

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Recvd: 05/22/13 10:08 2 pgs
Fees:13.00 Taxes:277.50
20130522-0051552

land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 14th day of May, 2013.

Nell Jean Newman
NELL JEAN NEWMAN

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned Notary Public of said county, NELL JEAN NEWMAN, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of May, 2013.

Claudia Hernandez
NOTARY PUBLIC

My Commission Expires: 3/26/2016

CLAUDIA HERNANDEZ
COMM. #1973388
Notary Public - California
Riverside County
My Comm. Expires Mar. 26, 2016

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Michael Glenn Wakefield
AFFIANT

Subscribed to and sworn before me, this the 20 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

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