Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059613 DEEDWARR
Recvd: 07/12/13 14:04 2 pgs
Fees:13.00 Taxes:1572.13
20130712-0072391

File No.: ALW-13-914

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan A. Lee and Catherine F. Lee	New Owner	105-9-347.00
(NAME)	(NAME)	
914 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I/WE, **AARON HETRICK, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RYAN A. LEE AND CATHERINE F. LEE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 22 on Waverly Land Company's Plan of Lots, called "Waverly Place", as of record in Book 57, Page 95, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Grove Avenue 50 feet Easterly from the Easterly margin of Hillside Avenue; thence with the Northerly margin of Grove Avenue, Eastwardly 50 feet; thence Northwardly parallel with Hillside Avenue, 150 feet; thence at right angles, Westwardly 50 feet to a point 50 feet Easterly from the Easterly margin of Hillside Avenue; thence Southwardly 150 feet to the beginning.

Being the same property conveyed to Aaron Hetrick, a married person by Warranty Deed from John Howse, dated May 10, 2012, of record in Instrument No. 20120514-0041382, in the Register's Office of Davidson County, Tennessee.

This is not the principal residence of Grantor, his spouse or dependants, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 914 Wedgewood Avenue, Nashville, TN 37203
(House Number) (Street) (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 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 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 8th day of July, 2013.

Aaron Hetrick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Hetrick, the within named bargainor, 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 and official seal this the 8th day of July, 2013.

Notary Public
My Commission Expires: August 23, 2016

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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~~**RETURN TO:**~~

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Nashville, TN 37203
(615)515-7171