NEW OWNER:

Jackie V. Willey
Bobbilyn Negron
97 Jay Street
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0650

Map 119

Group 06-0

Parcel 053.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130062503 DEEDWARR
Recvd: 07/23/13 09:49 3 pgs
Fees:18.00 Taxes:378.14

20130723-0075936

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Two Thousand Two Hundred and 00/100 Dollars ($102,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TERRY E. TRAPP AND BETH RENEE TRAPP LEWIS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JACKIE V. WILLEY AND BOBBILYN NEGRON husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 17 on the map of Sterling Heights, Section Two, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 17 fronts 67 feet on the south side of Jay Street and runs back between lines, 153.9 feet on the west line and 153.42 feet on the east line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Terry E. Trapp (approximately 83.3%) by deeds of record as Instrument Numbers 20060222-0020370, 20090505-0040432, 20091008-0093813, in the Register's Office for Davidson County, Tennessee and being an heir at law of Terry Trapp, and Beth Renee Trapp Lewis (approximately 16.7%) by being an heir at law of Terry Trapp. Terry L. Trapp died intestate on May 23, 2006. Terry E. Trapp and Beth Renee Trapp Lewis are the only heirs of Terry Trapp, pursuant to the Affidavit of Heirship recorded simultaneously herewith.

This is IMPROVED property known as 97 Jay Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this **15th** day of **July, 2013.**

Terry E Trapp
TERRY E. TRAPP

Beth Renee Trapp Lewis
BETH RENEE TRAPP LEWIS

By: Terry E Trapp, Attorney-in-Fact
Terry E. Trapp, Attorney-In-Fact pursuant to Power Of Attorney of record in Book *____, Page _____, RODCT.

*20130723-0075932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TERRY E. TRAPP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day July, 2013.

Brittany J. Dugas
NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TERRY E. TRAPP**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **BETH RENEE TRAPP LEWIS**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2013.

Brittany J. Dugas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **102,200.00**.

Holli Nicole Trapp
AFFIANT

Sworn to and subscribed to before me this 15th day of July, 2013.

Brittany J. Dugas
NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY