BILL GARRETT, Davidson County
Trans: T20130062960 DEEDWARR
Recvd: 07/24/13 11:09 2 pgs
Fees: 13.00 Taxes: 821.40

20130724-0076419

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

B-VRES-13-915

BOX 50-B

~~PREPARED BY:~~ RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Wieck	ARK-LA-TEX FINANCIAL	
915 Percy Warner Blvd	7000 W 5160 TOWNSHIP PKWY	12915002400
Nashville, TN 37205	PLANO, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD N. CHILDS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH WIECK, unmarried, 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 LOT NO. 134 ON THE PLAN OF WARNER PARK VALLEY, SECTION 1 OF RECORD IN PLAT BOOK 3600, PAGE 12, 13 AND 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 134 FRONTS 95 FEET ON THE WESTERLY SIDE OF PERCY WARNER BOULEVARD AND EXTENDS BACK 221.73 FEET ON THE NORTHERLY LINE AND 205.83 FEET, ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 96.32 FEET.

BEING THE SAME PROPERTY CONVEYED TO RICHARD N. CHILDS AND WIFE, EVA H. CHILDS BY DEED FROM MURPHREE REALTY COMPANY OF RECORD IN BOOK 3929, PAGE 374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 1, 1964 AND RECORDED ON AUGUST 30, 1965. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO RICHARD N. CHILDS BY QUITCLAIM DEED FROM EVA H. CHILDS OF RECORD AT INSTRUMENT NO. 20130603-0055571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2013 AND RECORDED ON JUNE 3, 2013. EVA H. CHILDS, SPOUSE OF RICHARD N. CHILDS JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

J. RICHARD CHILDS EXECUTES THIS INSTRUMENT ON BEHALF EVA H. CHILDS PURSUANT TO THE DURABLE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20130603-0055570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. J. RICHARD CHILDS EXECUTES THIS INSTRUMENT ON BEHALF OF RICHARD N. CHILDS PURSUANT TO THE SPECIFIC POWER OF ATTORNEY, RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130724-0076418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3600, PAGE 12, 13 AND 14 AND BOOK 3466, PAGE 89, BOOK 3577, PAGE 511, BOOK 3702, PAGE 465 AND BOOK 3770, PAGE 81, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 915 Percy Warner Blvd, Nashville, Tennessee 37205
(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 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 22nd day of July, 2013.

Richard N. Childs by J. Richard Childs
Attorney in Fact

Richard N. Childs by J. Richard Childs,
Attorney in Fact

Eva H. Childs by J. Richard Childs
Attorney in Fact

Eva H. Childs by J. Richard Childs,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared J. RICHARD CHILDS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD N. CHILDS and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD N. CHILDS.

Witness my hand and official seal, this the 22nd day of July, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared J. RICHARD CHILDS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EVA H. CHILDS and who acknowledged he/she/they executed the same as the free act and deed of the said EVA H. CHILDS.

Witness my hand and official seal, this the 22nd day of July, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903