Return to: John T. Cook, P.C.
Box 14
File #25155-2

NEW OWNER:

MONICA CLEMONS
4919 Hopedale Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
BANK OF AMERICA, N.A.
PO Box 650070
Dallas, TX 75265-0070

Map 147
Group 08-0
Parcel 013.00

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 13-0613

BILL GARRETT, Davidson County
Trans:T20130064315 DEEDWARR
Recvd: 07/29/13 09:18 2 pgs
Fees:13.00 Taxes:271.95
20130729-0078280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-three Thousand Five Hundred and 00/100 Dollars ($73,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CORA WALLER, an un-remarried widow** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MONICA E. CLEMONS, a married person** ("Grantee"), her 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 plan of BEVERLY HEIGHTS, Section 1, of record in Book 2331, Page 26, Register's Office, Davidson County, Tennessee.

Said Lot No. 17 fronts 100 feet on the westerly side of Hopedale Drive and runs back 291.9 feet on the northerly line and 168 feet on the southerly line to a dead line in the rear on which it measures 145 feet.

BEING the same property conveyed to Herschel W. Waller, Sr. and wife, Cora Waller, by Warranty Deed from Mary Lou Gunselman, dated March 6, 1974, and of record in Book 4794, Page 889, Register's Office for Davidson County, Tennessee. Herschel W. Waller, Sr. passed away on November 14, 2006, and had remained married to Cora Waller without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Cora Waller as surviving tenant by the entirety.

NOTE: Cora Waller and Cora Elizabeth Waller are one and the same person for the purposes contained herein.

This is IMPROVED property known as 4919 Hopedale Drive, Nashville, Tennessee 37211.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed and assumed by the Grantee herein.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of July, 2013.

Cora Waller
CORA WALLER
By Phillip Pittman Waller ATTORNEY-IN-FACT
By: PHILLIP PITTMAN WALLER, Attorney-in-fact
Pursuant to Power of Attorney of record ROWCT
Book *, Page _____

* 20130729-0078279

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PHILLIP PITTMAN WALLER**, 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, **CORA WALLER**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2013.

B S Dugas
NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$73,500.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of July, 2013.

Katherine Goodson
NOTARY PUBLIC

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My commission expires: May 5, 2015