WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/13 15:35 2 pgs
Fees:13.00 Taxes:229.40
20130812-0084530

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of August, 2013

Notary Public

My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
CKJP, GP	SAME	071-16-0-070.00
900 Ramsey Street		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha F. Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **CKJP, GP**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at an iron pin in the northerly margin of Crockett Street, said iron pin being located 150 feet easterly from the northeasterly corner of the intersection of Crockett Street and Rosedale Avenue; thence with the margin of Crockett Street and South 85 degrees 54 minutes east 50 feet to a point; thence north 7 degrees 44 minutes east 165.4 feet to an iron pin; thence north 82 degrees 03 minutes west 50 feet to an iron pin; thence south 7 degrees 44 minutes west 169.8 feet to an iron pin in the northerly margin of Crockett Street, the point of beginning.

Being part of the same property conveyed to Wilson Enterprises, Inc., from Robert H. Herrman, by deed on June 14, 2005, of record in Instrument Number 20050615-0068219, Register's Office for Davidson County, Tennessee. And further conveyed to Martha Wilson and husband, Hal Wilson by Quitclaim Deed from Wilson Enterprises, Inc.of record in instrument Number 20051230-0156870, said Register's Office. Hal Wilson having since died leaving property to Martha Wilson by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 51, Register's Office Davidson County, Tennessee.

This is improved property known as: **807 Crockett Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 12, 2013.

Martha F. Wilson

Martha F. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha F. Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 12, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY