WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Ann Ditenhafer	Wells Fargo Bank, N. A.	042-01-0-020.00
(NAME)	(NAME)	
811 Fonnic Drive	1525 WW T. Harris Blvd., 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pamela B. Wimberly and husband, William R. Wimberly, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grace Ann Ditenhafer, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 21 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Pamela B. Wimberly and husband, William R. Wimberly, by Warranty Deed from Walter M. Harper and wife, Donna H. Harper, dated 7/24/02 and recorded 7/30/02 in Instrument No. 20020730-0091082, in the Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Book 3700, Page 20; and Sanitary Sewer Easement in Book 7733, Page 29, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 811 Fonnic Drive, Nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20130075294 DEEDWARR
Recvd: 08/30/13 10:35 2 pgs
Fees:13.00 Taxes:869.50
20130830-0091759

Witness our hands this 28th day of August, 2013.

Pamela B. Wimberly

Pamela B. Wimberly

William R. Wimberly

William R. Wimberly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named to Pamela B. Wimberly and William R. Wimberly, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of August, 2013.

Commission expires: 7-30-17

Notary Public.

