BILL GARRETT, Davidson County
Trans:T20130086490 DEEDWARR
Recvd: 10/07/13 10:53 8 pgs
Fees:43.00 Taxes:314.50

20131007-0105009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2013.

NOTARY PUBLIC

My Commission Expires: 8/23/2016

MANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nancye Denise Sovine 1018 Woods Lake Dr. Madison TN 37115	Pinnacle Bank 150 3rd Ave So. #900 Nashville TN 37201	033-15-0-096.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RICHARD E. WITT, JUNE STRACENER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF OLLIE SPAIN WITT CALLOWAY, MELINDA D. BERTOLDO, TINA A. DUKE, EVELYN L. MEDINA AND RENEE WITT ADAMS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

NANCYE DENISE SOVINE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 150, as shown on the map entitled Primrose Acres Subdivision, Section II, of record in Plat Book 2900, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 150 fronts 104 feet on the southeasterly side of Woods Lake Drive and runs back 212.6 feet on the southwesterly line and 195.8 feet on the northeasterly line to a dead line in the rear, which is a broken line,

Being the same property conveyed to William S. Witt and wife, Ollie Garner Witt, by deed from Wyndell R. Williams and wife, Clara R. Williams, of record in Book 4219, page 410, dated March 13, 1968, said Register's Office. The said William S. Witt having since died on or about October 6, 1070, leaving the said Ollie Garner Witt as the surviving tenant by the entirety. The said Ollie Garner Witt married Thomas Calloway and became Ollie Garner Witt Calloway. The said Thomas Calloway having since died on or about February 9, 1994, predeceasing Ollie Garner Witt Calloway, who has since died intestate on or about July 10, 2012. The heirs at law of Ollie Garner Witt Calloway, being Richard E. Witt, June Stracener, Melinda D. Bertoldo, Tina A. Duke, Evelyn L. Medina and Renee Witt Adams, as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20131007-0105008, said Register's Office.

This improved property is known as 1018 Woods Lake Drive, Madison, TN.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 4 day of October, 2013.

INTENTIONALLY LEFT BLANK
SIGNATURES AND NOTARY ACKNOWLEDGMENTS SEPARATE

Richard E. Witt

Richard E. Witt

State of Arizona)
County of Mohave)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard E. Witt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of October, 2013

Donna Gahan
Notary Public

My commission expires: 8-27-15

DONNA GAHAN
Notary Public State of Arizona
MOHAVE COUNTY
My Commission Expires
August 27 2015

June Stracener, individually

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, June Stracener, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of October, 2013.

Brandy K. Gomaz
Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

June Stracener, Administratrix of the Estate of
Ollie Spain Witt Calloway

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, June Stracener, Administratrix of the Estate of Ollie Spain Witt Calloway, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of October, 2013

Brandy K. Gomaz
Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Melinda Bertoldo

Melinda D. Bertoldo

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melinda D. Bertoldo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of October, 2013.

Brandy K. Gomaz

Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

Tina Duke

Tina A. Duke

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tina A. Duke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of October 2013.

Brandy K. Gomaz

Notary Public

My commission expires: 11/4/13



My Commission Expires NOV 4, 2013

Evelyn Medina
Evelyn L. Medina

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Evelyn L. Medina, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of October, 2013.

Brandy K. Gomaz
Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Renee Witt Adams

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Renee Witt Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of October, 2013

Brandy K. Gomaz
Notary Public

My commission expires: 11/4/13



My Commission Expires NOV 4, 2013