BILL GARRETT, Davidson County
Trans:T20130094369 DEEDWARR
Recvd: 11/05/13 09:05 2 pgs
Fees:13.00 Taxes:1221.00

20131105-0114590

WARRANTY DEED

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST day of November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandler Davis	New Owner	081 16 0 720.00
(NAME)	(NAME)	
921 Jackson St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **David Wilson and Sarah Wilson,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chandler Davis, unmarried** and Mat Tyndel, unmarried man, as joint tenants with rights of survivorship, 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:

Being Lot No 10 and the westerly 11 feet of Lot No. 11 of Block "A" on the plan of Bransford Realty Company's North Hill Subdivision, of record in Book 332, page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 10 and the westerly part of Lot No. 11 front together 35 feet on the southerly side of Jackson Street and run back between parallel lines 100 feet to an alley.

Being the same property conveyed to David Wilson and wife, Sarah Wilson by deed from John Keightley and wife, Lynlea Keightley, dated August 29, 2008 and recorded in Instrument No. 20080905-0091063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 921 Jackson St., Nashville, TN 37208

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, has 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,

Witness our hands this 1st day of November, 2013.

David Wilson

Sarah Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **David Wilson and Sarah Wilson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of November, 2013.

Notary Public

My commission expires: 7-7-2014

