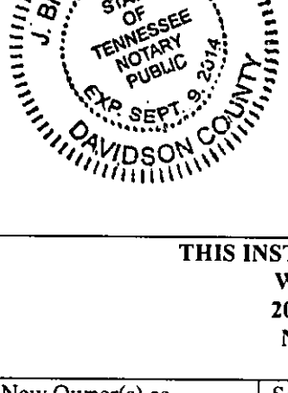
BILL GARRETT, Davidson County
Trans:T20130097991 DEEDWARR
Recvd: 11/18/13 15:09 2 pgs
Fees:13.00 Taxes:540.20
20131118-0118905

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $146,000.00 Esther Ruth Smith Affiant Subscribed and sworn to before me, this the 15th day of November, 2013. J. Brandon Miller Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Esther Ruth Smith	Wells Fargo Bank, N.A.	
1213 Greenfield Ave.	3210 Lake Emma Rd, 3rd Floor	072-03-0-221.00
Nashville, TN 37216	Lake Mary, FL 32746	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUDY GERALDINE BASKIN EXECUTRIX OF THE ESTATE OF MAE FRANCES WADE AND JUDY GERALDINE BASKIN AND JACK NABORS, AS DEVISEES UNDER THE WILL OF MAE FRANCES WADE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ESTHER RUTH SMITH, UNMARREID** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 50 feet of Lot 114 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 114 fronts 50 feet on the northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line. Being the same property conveyed to James G. Brown, Sr., and wife, Edith G. Brown by Deed from Mrs. Laura O. Wakefield, now Thompson, of record in Book 4520, page 377, Register's Office for Davidson County, Tennessee, dated July 12, 1971 and recorded on July 15, 1971. The said James G. Brown, Sr. predeceased his wife, Edith G. Brown, leaving her as the surviving tenant by the entirety. The Edith G. Brown later died testate, and by her Last Will and Testament filed as Docket Number 08P-953, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, devised a life estate in the subject property to her sister, Frances Wade, with the remainder to her daughter, Patsy A. Holden, as further evidenced by an Affidavit of Inheritance of Real Estate of record in Instrument Number 20080724-0075999, Register's Office for Davidson County, Tennessee. The said Patsy A. Holden died on February 4, 2011, and by her Last Will and Testament filed as Docket Number 11P-333, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, devised the subject property to her aunt, Mae Frances Wade (a/k/a Frances Wade). The said Mae Frances Wade died testate on March 22, 2013, and by her Last Will and Testament filed as Docket Number 13P-911, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, appointed Judy Geraldine Baskin as the Executrix of her estate, and further devised the subject property to Jack Nabors and Judy Baskin.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1213 Greenfield Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of November, 2013.

Estate of Mae Frances Wade

Judy Geraldine Baskin Executrix
Judy Geraldine Baskin, Executrix

Jack Nabors, devisee
Jack Nabors, devisee under the will of Mae Frances Wade

Judy Geraldine Baskin devisee
Judy Geraldine Baskin, devisee under the will of Mae Frances Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judy Geraldine Baskin Executor of the Estate of Mae Frances Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2013.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judy Geraldine Baskin and Jack Nabors, devisees under the will of Mae Frances Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2013.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY