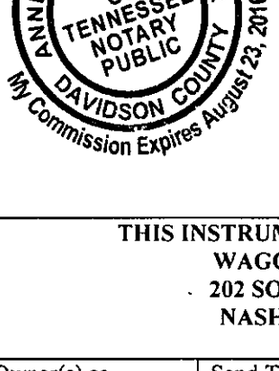
BILL GARRETT, Davidson County
Trans:T20130106248 DEEDWARR
Recvd: 12/20/13 15:49 2 pgs
Fees:13.00 Taxes:333.00

20131220-0128905

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2013.

Notary Public

My commission expires:

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:
WM Enterprises, LLC	New Owner	
2837 Polo Club Road		08313017200
Nashville, TN 37221		

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, **EARL E. HAYWOOD, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WM ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 136 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E. E. Haywood and wife, Bessie D. Haywood by Deed from Loyd Anderson and his wife, Agnes Anderson of record in Book 3096, page 351, Register's Office for Davidson County, Tennessee, dated 6/15/1960 recorded on 6/17/1960. The said E. E. Haywood aka Earl E. Haywood, Sr. having since died 3/1/1982, intestate and the property vested solely unto his wife, Bessie D. Haywood. The said Bessie D. Haywood having since died 1/30/1994. She executed on 5/21/1982 a Holographic Will of which a copy is attached and record in Book 10279, page 530. Bessie Haywood bequeathed her entire estate to her two sons, Ernest O. Haywood and Earl E. Haywood, Jr. The said Ernest O. Haywood died on 6/17/1987, intestate leaving Earl E. Haywood as the only heir at law of Bessie D. Haywood. *See also* Order Admitting Will to Probate and Establishing Title to Certain Real Estate filed in Instrument Number 20131120-0119684, Register's Office for Davidson County, Tennessee under Case No. 13P-1621.

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 unimproved property known as 1105 Boscobel St., Nashville, TN 37206.

E. E. H.

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 19th day of December, 2013.

Earl E. Haywood Jr.

Earl E. Haywood, Jr.

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 Earl E. Haywood, Jr., 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 19th day of December, 2013.

Notary Public

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.