BILL GARRETT, Davidson County
Trans: T20140000764 DEEDWARR
Recvd: 01/06/14 08:50 2 pgs
Fees: 13.00 Taxes: 499.50

20140106-0000965

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (MB)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| JASON VANDERMARK | WELLS FARGO BANK, NA | 07202002500 |
| 1023 IVERSON AVE. | 3210 Lake Emma Rd, 3rd floor | |
| NASHVILLE, TN 37216 | Lake Mary, FL 32746 | |
| | | |

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 ACKNOWLEDGE, WE,

**JOAN C. WARF, SINGLE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JASON VANDERMARK, A MARRIED PERSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Map of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.

SAID Lot No. 91 fronts 60 feet on the northerly margin of Iverson Avenue and extends back 164.2 feet on the westerly line and 170.7 feet on the easterly line to a rear lot line which measures 60.25 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO TOMMY A. WARF AND WIFE, JOAN C. WARF BY WARRANTY DEED FROM JAMES C. SISCO AND WIFE, MARGARET S. SISCO DATED 09/09/1985 AND RECORDED ON 09/11/1985 IN BOOK 6653 PAGE 364, SAID REGISTER'S OFFICE, SAID COUNTY. TOMMAY A. WARF HAS SINCE PASSED AWAY ON JANUARY 8, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1023 IVERSON 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 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 in 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.

Witness my/our hand(s) this 31st day of December, 2013.

JOAN C. WARF

**STATE OF TENNESSEE**
**COUNTY OF DAVDSON**

Personally appeared before me, a Notary Public of said County and State, JOAN C. WARF, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY