BILL GARRETT, Davidson County
Trans:T20140016046 DEEDWARR
Recvd: 03/10/14 10:31 2 pgs
Fees:13.00 Taxes:962.00
20140310-0019796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 260,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2014.

Notary Public

My commission expires: 7-24-17

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LACOSTA N. WIX	**SunTrust Mortgage**	**08204037400**
910 MANILA STREET	**901 Semmes Avenue**	
NASHVILLE, TN 37206	**Richmond, VA 23224**	

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,

JAMIE DAY, UNMARRIED

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

LACOSTA N. WIX, UNMARRED

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:

Land in Davidson County, Tennessee, being Lot 3, MANILA SUBDIVISION, as shown on plat of record in Plat Book 2854, Page 49, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO JAMIE DAY BY WARRANTY DEED FROM CAROLYN FAYE FITZGERALD AND SHYRL LEONA WATERS DATED 07/24/13 AND RECORDED ON 07/26/13 IN INSTRUMENT NO. 20130726-0077878, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO CAROLYN FAYE FITZGERALD AND SHYRL LEONA WATER BY AFFIDAVIT OF HEIRSHIP DATED 05/30/13 AND RECORDED ON 07/26/13 IN INSTRUMENT NO. 20130726-0077876 AND IN INSTRUMENT NO. 20130726-0077877, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO CAROLYN FAYE FITZGERALD AND SHYRL LEONA WATER BY AFFIDAVIT OF HEIRSHIP DATED 04/22/08 AND RECORDED ON 04/22/08 IN INSTRUMENT NO. 20080422-0041036, SAID REGISTER'S OFFIC EFOR SAID COUNTY.

ALSO Being the same property conveyed by Cash Deed for Tennessee from Philip N. Brownstein, of Washington, D. C., as Federal Housing Commissioner to Edward Hardin and wife, Elizabeth Hardin as recorded on the 3rd day of April, 1964 in Deed Book 3706, Page 457, said Register's Office.

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 910 MANILA STREET, NASHVILLE, TN 37206.

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 28th day of February, 2014.

JAMIE DAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMIE DAY, 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 28th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17

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