File Box 293

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023343 DEEDWARR
Recvd: 04/07/14 13:16 2 pgs
Fees:13.00 Taxes:188.70
20140407-0028820

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Dorroll	NEW OWNER	08114004600
(NAME)	(NAME)	
718 Thompson Lane, Ste. 108-175	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mildred Wolfe Wardle, Executrix and Co-Trustee and Nancy Wolfe-Sidberry, Co-Trustee, of Estate of Zeadie P. Wolfe a/k/a Zeadie Roberta Wolfe a/k/a Zeadie Perry Wolfe and the Grandchildren's Trust as created by Zeadie Perry Wolfe's Last Will and Testament, dated 6/8/89**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nick Dorroll**, 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. 30 on the plan of E. T. Holman's Subdivision of Lot Nos. 41, 42 and 43 in Boyd McNairy's Plan of record in Book 161, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary F. McDonald by deed from Irene Jackson of record in Book 2862, page 311, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Zeadie P. Wolfe by deed from Mary F. McDonald of record in Book 5288, page 928, Register's Office for Davidson County, Tennessee.
Zeadie P. Wolfe a/k/a Zeadie Roberta Wolfe a/k/a Zeadie Perry Wolfe died 6/30/93 and her Last Will and Testament having been probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 10P-1669. Pursuant to the Will, appointed Mildred Wolfe Wardle, Executrix of Estate of Zeadie P. Wolfe a/k/a Zeadie Roberta Wolfe a/k/a Zeadie Perry Wolfe and Mildred Wolfe Wardle and Nancy Wolfe-Sidberry, as Co-Trustees with all of the rights and powers of the Grandchildren's Trust as created by Zeadie Perry Wolfe's Last Will and Testament, dated 6/8/89.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record; any and all restrictions and/or easements located on the property. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record. Subject to any and all claims, debts, unpaid taxes against the Estate of Zeadie P. Wolfe.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 2412 Scovel Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, 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 hand this 2nd day of April, 2014.

Estate of Zeadie P. Wolfe a/k/a Zeadie Roberta Wolfe a/k/a Zeadie Perry Wolfe

By: Mildred Wolfe Wardle, Executrix and Co-Trustee

Mildred Wolfe Wardle, Executrix and Co-Trustee

Attest: Nancy Wolfe-Sidberry, Co-Trustee

Nancy Wolfe-Sidberry, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Mildred Wolfe Wardle and Nancy Wolfe-Sidberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that they are the Executrix and Co-Trustees of Estate of Zeadie P. Wolfe a/k/a Zeadie Roberta Wolfe a/k/a Zeadie Perry Wolfe and the Grandchildren's Trust, the bargainors, and who acknowledged that they being authorized by the Last Will and Testament of Zeadie Perry Wolfe executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of April, 2014.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON