BILL GARRETT, Davidson County
Trans:T20140026735 DEEDWARR
Recvd: 04/21/14 13:43 3 pgs
Fees:18.00 Taxes:1071.15
20140421-0032960

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $289,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 17th day of April, 2014. 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:
Joseph Raymond Andrews, IV	Wells Fargo Bank, N.A.	
3416 Belmont Blvd.	2801 4th Ave. South, 2nd Floor	117-12-0-052.00
Nashville, TN 37215	Minneapolis, MN 55408	

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, **TERESA BELLANN DROZAK, AN UNMARRIED WOMAN AND PATRICIA DROZAK, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH RAYMOND ANDREWS, IV, A SINGLE PERSON,** 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. 1A on the Plan of Zone Lot Division of Lots 1 & 2, Resubdivision of part of Lot No. One on the plat entitled Resubdivision of Lots 1 & 2 Hawthorne Subdivision of record in Plat Book 6250, Page 716, 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 Teresa Bellann Drozak, an unmarried woman and Patricia Drozak, a married woman by Deed from Liane Miller, an unmarried woman of record in Book 9858, page 60, Register's Office for Davidson County, Tennessee, dated October 30, 1995 and recorded on November 13, 1995.

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 3416 Belmont Blvd., Nashville, TN 37215.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16TH day of April, 2014.

Patricia Drozak

Patricia Drozak

STATE OF GEORGIA
COUNTY OF Gwinnett

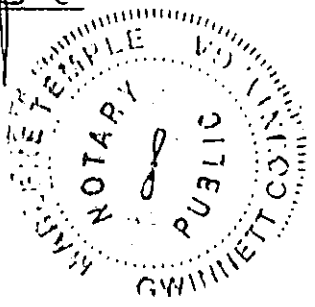
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia Drozak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument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

Witness my hand and seal this 16 day of April, 2014.

Notary Public

My Commission Expires:

Notary Public
Gwinnett County Georgia
My Commission Expires
September 19, 2016



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 10th day of April, 2014.

Teresa Bellann Drozak

STATE OF SOUTH CAROLINA
COUNTY OF Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa Bellann Drozak, 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 10th day of April, 2014.

Notary Public

My Commission Expires: NOV. 27, 2022

MARY GRACE DUNAGIN NOTARY PUBLIC COMM. EXP. NOVEMBER 27, 2022 SOUTH CAROLINA