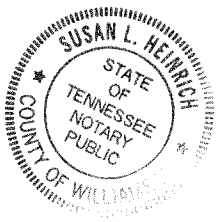
Davidson County	DEEDWARR
Recvd: 07/18/14 10:38	2 pgs
Fees:13.00 Taxes:554.63	
20140718-0063874	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of July, 2014

Notary Public

MY COMMISSION EXPIRES: 8/19/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Raymond Wilkey	William Raymond Wilkey	071 15 0 455.00
(NAME)	(NAME)	
1205 Stainback Ave	Same	
(ADDRESS)	(ADDRESS)	
Nashville 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($149,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Adam Gatchel and wife, Jamie Annabelle Gatchel**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Raymond Wilkey**, 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 No. 48 on the Plan of Sharpe & Horn's First Addition to North East Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee. Said Lot No. 48 fronts 50 feet on the east side of Stainback Avenue and runs back between parallel lines 153 feet, more or less, to an alley.

Being the same proepty conveyed to Adam Gatchel by ~~Warrabtt~~ Warranty Deed dated June 26, 2007 from Secretary of Housing and Urban Development of Washington D.C. and filed of record in Instrument No. 20070703-0079147, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1205 Stainback Ave, Nashville, TN 37207

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, has 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 our hands this 11th day of July, 2014.

Adam Gatchel

Jamie Annabelle Gatchel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Adam Gatchel and Jamie Annabelle Gatchel with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2014.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017