BILL GARRETT, Davidson County
Trans:T20140056738 DEEDWARR
Recvd: 08/04/14 15:36 2 pgs
Fees:13.00 Taxes:943.50

20140804-0069864

# Warranty Deed

| | |
|---|---|
| STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $250,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 23rd day of July, 2014.<br><br>Notary Public<br><br>My commission expires: 7-3-17 |

**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: |
|---|---|---|
| John Howard | | |
| 1205 Chickering Road | New Owner | 104-01-0-409.00 |
| Nashville, TN 37215 | | |

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, **COURTNEY GILES DECKER, MARRIED*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HOWARD**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 16 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, 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 J. L. Sisemore and wife, Tharon Sisemore by Deed from John Branham and wife, Alma Prince Branham, of record in Book 1851, page 502, Register's Office for Davidson County, Tennessee, dated June 14, 1950 and recorded June 16, 1950. The said J. L. Sisemore having since died leaving Tharon Sisemore as the sole surviving tenant by the entirety.

Being the same property conveyed to Courtney Giles Decker, a married woman by deed from Tharon Sisemore, an unmarried woman of record in Instrument No. 20120905-0080267, Register's Office for Davidson County, Tennessee, dated September 04, 2012 and recorded on September 05, 2012.

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 3507 Wrenwood Drive, Nashville, TN 37205.

*The property has never been the residence of seller or any spouse of seller.

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 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 23rd day of July, 2014.

Courtney Giles Decker

**Courtney Giles Decker**

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Courtney Giles Decker, 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 23rd day of July, 2014.

Notary Public

My Commission Expires: 4.15.17

AMY LANNOM NOTARY PUBLIC EXPIRES GEORGIA April 15, 2017 FULTON COUNTY