BILL GARRETT, Davidson County
Trans:T20140058991 DEEDWARR
Recvd: 08/12/14 10:39 3 pgs
Fees:18.00 Taxes:472.47
20140812-0072607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 127,695.16

Affiant

Subscribed and sworn to before me, this 8th day of August, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL NEUMAN **VICTOR PANDZIK** **BRYAN MCGEE**	NEW OWNER	**10501062500**
936 ARCHER ST		
NASHVILLE, TN 37203		

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,

THE ESTATE OF ROY M. WALLACE and JAVERRI WALLACE

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

MICHAEL NEUMAN and wife, CARA NEUMAN (1/3 interest) and VICTOR PANDZIK (1/3 interest) and BRYAN MCGEE and wife, KENDRA MCGEE (1/3 interest)

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:

ALL THAT PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 8384, PAGE 129, ID# 105.01-625, BEING KNOWN AND DESIGNATED AS LOT 3, NEW HOPE, FILED IN PLAT BOOK 6900, PAGE 996, RECORDED 10/18/1989, BY FEE SIMPLE DEED FROM NASHVILLE RESOURCE FOUNDATION, INC. AS SET FORTH IN BOOK 8384 PAGE 129 DATED 06/24/1991 AND RECORDED 06/26/1991, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROY M. WALLACE AND JAVERRI WALLACE, TENANTS IN COMMON, BY QUITCLAIM DEED FROM ROY M. WALLACE, A MARRIED MAN, DATED 08/25/2006 AND RECORDED ON 09/28/2006 IN INSTRUMENT NUMBER 20060928-0119804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00. ROY M. WALLACE HAVING SINCE DIED ON JANUARY 11,2013 LEAVING NO WILL. LETTERS OF ADMINISTRATION OF RECORD IN PROBATE DOCKET NO. 13P1303 IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE. COURTNEY TRAMMEL HEREBY SIGNS AS THE EXECUTRIX OF THE ESTATE OF ROY M. WALLACE AND AS HEIR TO ROY M. WALLACE. JAVERRI WALLACE HEREBY SIGNS AS AN INDIVIDUL AND AS HEIR TO ROY M. WALLACE. LUCILLE GRIGGS WALLACE HERE BY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

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 936 ARCHER ST, NASHVILLE, TN 37203.

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 7th day of August, 2014.

Courtney Trammell, administratrix

THE ESTATE OF ROY M. WALLACE
BY COURTNEY TRAMMEL
ITS: ADMINISTRATRIX

Javerri Wallace

JAVERRI WALLACE

Lucille Griggs Wallace

LUCILLE GRIGGS WALLACE

Javerri Wallace

JAVERRI WALLACE, HEIR

Courtney Trammell

COURTNEY TRAMMEL, HEIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **COURTNEY TRAMMEL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is ADMINISTRATRIX of THE ESTATE OF ROY M. WALLACE and that he is authorized by THE ESTATE OF ROY M. WALLACE to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of August, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of AUGUST ,2014 before me personally appeared **LUCILLE GRIGGS WALLACE**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 7th day of August, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of AUGUST ,2014 before me personally appeared **COURTNEY TRAMMEL**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 th day of August, 2014.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of AUGUST ,2014 before me personally appeared **JAVERRI WALLACE** , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8 th day of August, 2014.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015