Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $446,200.00. Affiant Subscribed and sworn to before me, this the 10th day of November, 2014. Notary Public My commission expires:

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-17-2017

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:
Melody McNair Wilson	new owner	
3707 Westbrook Avenue		10405022900
Nashville, TN 37205		

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, **JUAN LORA, UNMARRIED AND LAUREN E. CADD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELODY MCNAIR WILSON, UNMARRIED**, 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 the Westerly 50 feet front 60 feet rear of Lot No. 479 on the Plan of Richland Realty Company's Division C of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 479 fronts 50 feet on the southerly side of Westbrook Avenue and extends back 102 feet, more or less, on the easterly line and 90 feet on the Westerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Lauren E. Cadd, an unmarried woman by deed from John P. Ward, unmarried of record in Instrument No. 20110308-0018261 Register's Office for Davidson County, Tennessee, dated March 4, 2011 and recorded on March 8, 2011.

Being the same property conveyed to William T. Smith, Trustee, and being further conveyed to Juan Lora and Lauren E. Cadd, both unmarried, as tenants in common with right of survivorship by deed from Lauren E. Cadd, an unmarried woman of record in Instrument No. 20131101-0113646 Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on November 1, 2013.

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 3707 Westbrook Avenue, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20140085972 DEEDWARR
Recvd: 11/14/14 09:51 2 pgs
Fees:13.00 Taxes:1650.94
20141114-0105150

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 10th day of November, 2014.

Juan Lora

Lauren E Cadd by Juan Lora HER ATTORNEY IN FACT

Lauren E. Cadd by Juan Lora, her attorney in fact

STATE OF GEORGIA ,
COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Juan Lora, individually and as attorney in fact for Lauren E. Cadd, 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 November, 2014.

Notary Public

My Commission Expires: 12-16-2016

Patrick H Halverson
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires
12/16/2016