BILL GARRETT, Davidson County
Trans:T20140095823 DEEDWARR
Recvd: 12/23/14 08:51 2 pgs
Fees:13.00 Taxes:425.50
20141223-0117179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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: |
|---|---|---|
| **LACY WALDEMAR** | **NEW OWNER** | **08106036600** |
| **4060 HUERFANO AVE., #215** | **4060 HUERFANO AVE., #215** | |
| **SAN DIEGO, CA 92117** | **SAN DIEGO, CA 92117** | |

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,

**LONIEL GREENE, A SINGLE PERSON**

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

**LACY WALDEMAR, A SINGLE WOMAN**

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 THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 17 ON THE UNRECORDED MAP OF THE PROPERTY OF CONRAD SANTI.

SAID PART OF SAID LOT NO. 17 FRONTS 83 FEET ON THE NORTH SIDE OF SEIFRIED STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE EAST MARGIN OF 25TH AVENUE NORTH, 150 FEET MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LONIEL GREENE, BY DEED FROM EVERETT M. DRAKE, EXECUTOR OF THE ESTATE OF BERNICE S. DAWSON, DECEASED, PREVIOUSLY KNOWN AS BERNICE C. ALDERSON, BY VIRTURE OF THE POWER AND AUTHORITY GIVEN TO HIM UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF BERNICE S. DAWSON, DATED 03/21/2006 AND RECORDED ON 03/23/2006 IN INSTRUMENT NUMBER 20060323-0033133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 2414 SEIFRIED ST, NASHVILLE, TN 37218.

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 19th day of December, 2014.

LONIEL GREENE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, LONIEL GREENE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY