WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015184 DEEDWARR
Recvd: 03/02/15 14:27 2 pgs
Fees:13.00 Taxes:444.00
20150302-0017978

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREG FARBER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynne P. Wilkinson	Owner	094-05-0-039.00
(NAME)	(NAME)	
3723 Central Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT I, WALLACE CARTWRIGHT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **LYNNE P. WILKINSON**, 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(s) 116, as shown on the map entitled Shelby Heights, Section 3, of record in Plat Book 3106, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with an alley/street closing in Ordinance No. 096-493, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to WALLACE CARTWRIGHT, by deed from MILDRED W. DAVIS AND GLORIA W. LUTTRELL, INDIVIDUALLY AND AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST, of record as Instrument No. 20150127-0007807, dated January 22, 2015, said Register's Office.

The subject property is neither the primary/marital residence of Grantor nor his spouse or any dependents.

This is:						
Improved	property, known as	910 S 13th Street	Nashville, TN 37206			
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 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 27 day of February, 2015.

Wallace Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Wallace Cartwright**, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of February, 2015.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: