1/ GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20150023661 DEEDWARR
Recvd: 03/31/15 16:13 2 pgs
Fees:13.00 Taxes:1424.50
20150331-0027915

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Karen Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 9-22-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Kevin and Melissa King	Caliber Home Loans, Inc.	83-5-140.00
(NAME)	(NAME)	
303 Riverstone Blvd.	3701 Regent Blvd, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Patience L. Wallace and Samuel W. Wallace , wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melissa King and Kevin King, wife and husband,** 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 Lots: Number 18 and Number 19 of Block F, on the Plan of Eastwood Addition of R.T. Brown Re-subdivsion of the Stranon and Seymore and L.T. Baxter Lands, and a strip immediately South of said Two Lots on the Plan of Eastwood Addition of Record in Book 332, Page 63, Register's Office for Davidson County, Tennessee and described according to a Survey made by Z.J. Wilkinson, Surveyor, dated December 13, 1941 as follows:

Beginning on the Northerly Margin of Maxwell Avenue as now located, at an iron pin, 16.3 feet South of the Southeast corner of Lot Number 20;

Thence with said Avenue, Eastwardly 52.4 feet to an iron pin at the corner of Stone Pier;

Thence Northeastwardly 247 feet to an iron pin at fence corner in the Southerly margin of an alley;

Thence with said alley, Westwardly 82 (erroneously referred to in prior conveyances as 52 feet) feet to the corner of Lots Number 19 and Number 20;

Thence with the line between said Two Lots Southwardly 211 feet, continuing in a Southwardly direction, 16.3 feet, in all 227.3 feet to the beginning.

Being the same property conveyed to Patience L. Wallace and Samuel W. Wallace, wife and husband, by Warranty Deed from William C. Gant and wife Toni A. Gant filed for record on June 20, 2012 as Instrument No. 20120620-0054047, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 63, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 1017 Maxwell Avenue, 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 my/our hands this 30th day of March, 2015.

Samuel W. Wallace

Patience L. Wallace

State of Tennessee
County of Davidson

Personally appeared before me Samuel W. Wallace and Patience L. Wallace, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2015.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 22615060

