(1)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-21-2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis. Waters and Whitney Waters	Same	MAP 83-7
703 Powers Avenue		PARCEL 11300
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **James A. Wolf and wife, Betty Jo Wolf**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Waters and wife, Whitney Waters**

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 11th Civil District of Davidson County, Tennessee, BEING the easterly part of Lot No. 12 of Tillman Subdivision, Part 1, Block "A", as shown on Plat of record in Plat Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee, described according to survey made by E. R. Southgate, Surveyor, April 30, 1946, as follows:

BEGINNING on the westerly margin of Powers Avenue at the corner of Lot Nos. 11 and 12; thence with the line between said two lots westwardly 160 feet to the northeast corner of property conveyed to B. D. Cummings and wife, by Deed from John C. Peterson and wife, of record in Book 1710, Page 245, said Register's Office; thence with Cummings' easterly line, southwardly 70 feet to the northwest corner of property conveyed to Beatrice Wise by Deed from John T. Peterson and wife, of record in Book 1679, Page 245, said Register's Office; thence with Wise's northerly line, eastwardly 160 feet to the westerly margin of Powers Avenue; thence with said Avenue, northwardly 70 feet to the BEGINNING.

Being the same property conveyed to James A. Wolf and wife, Betty Jo Wolf, by Warranty Deed from Leon Harris of record in Instrument Number 20040629-0077039, Register's Office for Davidson County, Tennessee, dated June 18, 2004, and recorded on June 29, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **703 Powers Avenue, Nashville, TN 37206.**

BILL GARRETT, Davidson County
Trans:T20150033022 DEEDWARR
Recvd: 04/30/15 15:12 2 pgs
Fees:13.00 Taxes:1387.50
20150430-0038979

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 the 27th day of April, 2015.

James A. Wolf

Betty Jo Wolf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Wolf** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Jo Wolf** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public