WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033822 DEEDWARR
Recvd: 05/04/15 11:11 2 pgs
Fees:13.00 Taxes:481.00
20150504-0040040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 1ST DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elyse Badewitz	New Owner	
(NAME)	(NAME)	
153 Rains Ave.		105-11 029.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **WAYNE GERALD LIGON AND WIFE, JENANN LIGON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELYSE BADEWITZ, UNMARRIED,** 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 the South one-half of Lot No. 2 on the Map of John P. Williams Addition, as of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the Westerly side of Rains Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed by Quitclaim Deed from John T. Cook, Trustee to Wayne Gerald Ligon and wife, Jenann Ligon as recorded on the 21st day of October, 2010 in Instrument No. 20101021-0084423; Quitclaim Deed from Linda Jean French to Wayne Gerald Ligon as recorded on the 11th day of July, 2001 in Instrument No. 20010711-0074116; Quit-Claim Deed from Billie Jean Folmsbee, Administratrix for the Estate of Sarah A. Spoence Taylor to Billie Jean Folmsbee as recorded on the 19th day of August, 1993 in Deed Book 9052, Page 43; Affidavit of Heirship as recorded on the 15th day of June, 2001 in Instrument No. 20010615-0063405 and Deed as recorded on the 5th day of April, 1946 in Deed Book 1372, Page 639, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 161, Page(s) 70, said Register's Office; and (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4040, Page 980, said Register's Office.

This is improved X property, known as 153 Rains Ave., Nashville, TN 37203
(unimproved)
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 1st day of May, 2015.

WAYNE GERALD LIGON

JENANN LIGON

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 Wayne Gerald Ligon and Jenann Ligon, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015