**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0492

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150035589 DEEDWARR
Recvd: 05/08/15 08:55 2 pgs
Fees:13.00 Taxes:592.00
20150508-0042083

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

Notary Public
Commission Expires: 1/18/16

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CHRIS MULE' My Commission Expires 1-18-2016

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Johnny S. Wedderburn, Jr.<br>1009 Chicamauga Avenue<br>Nashville, TN 37211 | Suntrust Mortgage, Inc.<br>901 Semmes Avenue<br>Richmond, VA 23224 | 083-05-0-064.01 |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Johnny S. Wedderburn and wife Lois D. Wedderburn**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Johnny S. Wedderburn, Jr., 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 West 50 feet of the South 150 feet of Lot No. 57 on the Plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, of record in Book 57, Page 23, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley, which was established and shown on plan of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Johnny S. Wedderburn and wife, Lois D. Wedderburn, by Warranty Deed from Timothy Harvey and wife, Dorothy Harvey (sic) a/k/a Doretha Hennings Harvey, dated 12/28/01 and recorded 1/2/02 in Instrument No. 20020102-0000287, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1009 Chicamauga Avenue, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2015.

Johnny S. Wedderburn

Johnny S. Wedderburn

Lois D. Wedderburn

Lois D. Wedderburn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnny S. Wedderburn and wife Lois D. Wedderburn** 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 and official seal at Brentwood, Tennessee this 30th day of April, 2015.

Notary Public
My Commission Expires: CHRIS MULF

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

(Notary Seal)