Box 29

BILL GARRETT, Davidson County
Trans:T20150037605 DEEDWARR
Recvd: 05/14/15 14:08 2 pgs
Fees:13.00 Taxes:323.75
20150514-0044485

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0236HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2015.

Notary Public
Commission Expires: _____

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda McClendon 909 Clarke St. Old Hickory, TN 37138	Amanda McClendon 1500 Riverside Road Old Hickory, TN 37138	044-15-0-221.00

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,

Joan Franklin, a one-half undivided interest and Dean Wakefield and wife, Gloria Wakefield, a one-half undivided interest, as tenants by the entirety, subject to a life estate retained by Vera Wakefield Agee and husband Arnold Agee

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

Amanda McClendon

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 No. 199, Section "A", Village of Old Hickory, as shown on plat recorded July 16, 1948, in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, fronting 57.1 feet on Clarke Street, containing 0.16 acre, more or less.

BEING the same property conveyed to Joan Franklin, a one-half undivided interest, and Dean Wakefield and wife, Gloria Wakefield, a one-half undivided interest, as tenants by the entirety, subject to a life estate retained by Vera Wakefield Agee and husband, Arnold Agee, by Quitclaim Deed from Vera B. Wakefield Agee and husband, Arnold Agee, dated 4/10/07 and recorded 4/12/07 in Instrument No. 20070412-0043699; and the same property previously conveyed to Sinnet K. Wakefield and Vera B. Wakefield, his wife, as tenants by the entirety, by Deed from E.I. Du Pont De Nemours and Company, a Delaware corporation, dated 5/23/51 and recorded 6/26/51 in Book 2011, Page 396, Register's Office for Davidson County, Tennessee.

Arnold Agee having since died March 30, 2008. Vera B. Wakefield Agee having since died January 3, 2015.

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: 909 Clarke St., Old Hickory, TN 37138.

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 11th day of May, 2015.

Joan Franklin

Joan Franklin

Dean Wakefield

Dean Wakefield

Gloria Wakefield

Gloria Wakefield

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joan Franklin and Dean Wakefield and Gloria Wakefield,** 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 Hendersonville, Tennessee this 11th day of May, 2015.

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

