WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $138,298.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18th DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1130B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ground Hogs Real Estate, LLC	NEW OWNER	08207008700
804 Meridian Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LORETTA ELLEN WILKES

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GROUNDHOGS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), 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, described as follows:

Beginning on the westerly margin of Meridian Street, 100 feet northerly from the north margin of Hancock Street; thence with the westerly margin of Meridian Street, northerly 50 feet; thence at right angles westerly 174.5 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence easterly 174.5 feet, more or less, to the beginning.

Being the same property conveyed to Jacquelyn L. Gordon, unmarried by Warranty Deed from Charles E. Warren, Jr., unmarried, of record in Book 11115, Page 167, Register's Office for Davidson County, Tennessee, dated September 15, 1998 and recorded on September 16, 1998.
The said Jacquelyn L. Gordon having since died on September 19, 2008 and under her Last Will and Testament, probated in Davidson County, Tennessee, Docket No. 15P252, said property was devised to Ronald M. Wilkes.
The said Ronald M. Wilkes then died on April 10, 2014 and under his Last Will and Testament, probated in Davidson County, Tennessee, Docket No. 15P251, said property was devised to Loretta Ellen Wilkes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

This is property known as 804 Meridian Street, Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 05/21/15 15:08 3 pgs
Fees:18.00 Taxes:511.70
20150521-0047193

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 18th day of May, 2015.

Loretta Ellen Wilkes

Loretta Ellen Wilkes

**Said property being inherited property and has not been the principal residence of the Grantor.

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Personally appeared before me, a Notary Public of said County and State. LORETTA ELLEN WILKES, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of May, 2015.

Jessica M. Zeratsky

Notary Public Jessica M. Zeratsky

My Commission ~~Expires:~~ is permanent



File #: 15-1130B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

