WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040679 DEEDWARR
Recvd: 05/26/15 14:59 2 pgs
Fees:13.00 Taxes:1017.50
20150526-0048263

R-VRES-15-3317

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Henry J. Abbott and Rita J. Bradley	**Same as New Owner**	
(NAME)	(NAME)	**104-06-158.00**
3708 West End Avenue	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOEL L. WILDER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HENRY J. ABBOTT AND RITA J. BRADLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the North part of the East part of Lot No. 117 on the Plan of Bransford Realty Company's West End Heights Addition, of record in Book 332, Pages 124 & 125, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Said part of Lot fronts 50 feet on the Southerly side of Orleans Drive and runs back between lines 135 feet to a dead line in the rear on which it measures 42.7 feet.

Being the same property conveyed to Joel L. Wilder by Warranty Deed from Michael Damian Rohling and wife, Teresa L. Dugger Rohling, formerly known as Teresa L. Dugger, recorded on the 17th day of December, 2003 in Instrument No. 20031217-0179987, in the Register's Office of Davidson County, Tennessee.

The above-described property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of BRANSFORD REALTY COMPANY'S WEST END HEIGHTS ADDITION, as recorded in Plat Book 332, Page(s) 124 & 125, said Register's Office.
- Driveway Easement, recorded in Book 9533, Page 894, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3317 Orleans Drive, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF MAY, 2015.

Joel L. Wilder by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOEL L. WILDER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOEL L. WILDER.

Witness my ~~hand and~~ official seal, this the 19th of May, 2015.

~~Notary~~ Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212