Davidson County DEEDWARR
Recvd: 05/28/15 12:22 4 pgs
Fees:23.00 Taxes:1165.50
20150528-0049165

Touchstone Title & Escrow, LLC
318 Seaboard Lane
Suite 114
Franklin, TN 37067

NEW OWNER:

Bradley B. Wolf
Denise M. Wolf
4921 Briarwood Drive
Nashville, TN 37211

SEND TAX BILLS TO:

Movement Mortgage
841 Seahawk Circle
Virginia Beach, VA 23452

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0473

Map 147 Group 05-0 Parcel 131.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifteen Thousand and 00/100 Dollars** ($315,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **ELDON E. PROFFITT, UNMARRIED** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRADLEY B. WOLF AND DENISE M. WOLF, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Crieve Hall Estates, Section Six, of record in Book 2331, Pages 1 and 2, said Register's Office, to-wit:

BEGINNING at a point in the southwesterly margin of Briarwood Drive, the same being the common corner of Lots 494 and 495; thence, with the southwesterly margin of Briarwood Drive, southeastwardly 15.63 feet to a monument; thence, continuing with the southeasterly margin of Briarwood Drive 124.93 feet to a monument; thence, to the right around a curve 31.72 feet to a monument in the northwesterly margin of Randall Drive; thence, with the northwesterly margin of said Randall Drive, southwestwardly 165 feet to a monument; thence, northwestwardly 176.1 feet to point in the rear line of Lot 493; thence, with the rear line of Lot 493, northeastwardly 23.73 feet to a monument; thence, continuing northeastwardly with the dividing line between Lots 494 and 495, 170 feet to the point of beginning.

BEING the same property conveyed to Eldon E. Proffitt and wife, Helen B. Proffitt, by Warranty Deed from William J. Garland and wife, Rosalyn B. Garland, dated March 14, 1986, and of record in Book 6806, Page 984, Register's Office for Davidson County, Tennessee. Helen B. Proffitt passed away on July 31, 2005.

This is IMPROVED property known as 4921 Briarwood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **May, 2015**.

ELDON E. PROFFITT

Eldon E. Proffitt by Nathan Proffitt Attorney-in-Fact

By Nathan Proffitt, Attoney-in-Fact
Pursuant to Power of Attoney of record as Instrument No. 20150528-0049164, RODC.

Eldon E. Proffitt by Mariam Lowe attny in fact

By Mariam Lowe, Attoney-in-Fact
Pursuant to Power of Attoney of record as Instrument No. 20150528-0049164, RODC.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, NATHAN PROFFITT AND MARIAM LOWE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, ELDON E. PROFFITT, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 22nd day of May, 2015.

Erika Piland

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **315,000.00** .

AFFIANT

Sworn to and subscribed to before me 22 day of **May, 2015**.

NOTARY PUBLIC

My commission expires: _____

RENEE RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-25-2019

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).