BILL GARRETT, Davidson County
Trans:T20150049436 DEEDWARR
Recvd: 06/22/15 09:32 2 pgs
Fees:13.00 Taxes:1409.70
20150622-0059234

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$381,000.00~~

~~Affiant~~

Subscribed and sworn to before me, this the 19th day of June, 2015.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
c/o Michael B. Weicher Anderson Tax LLC	New Owner	
1177 Avenue of the Americas, 18th FL		083-02-0-315.00
New York, NY 10036		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY W. WILSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PARVINDER THIARA, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Southerly 34 feet of Lot No. 2 and the Northerly 26 feet of Lot No. 3 on the Plan of Beaumont Place, of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey W. Wilson and wife, Andrea K. Wilson by Quitclaim deed from Andrea K. Wilson, married, of record in Instrument No. 20060410-0040969 Register's Office for Davidson County, Tennessee, dated March 28, 2006 and recorded on April 10, 2006.

Andrea Kirsten Wilson and Jeffrey Wyatt Wilson were divorced at Docket No. 07D-2973.

Being the same property conveyed to Jeffrey W. Wilson by deed from Andrea K. Wilson of record in Instrument No. 20130430-0043275 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on April 30, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 303 Scott Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of June, 2015.

Jeffrey W. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey W. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of June, 2015.

Notary Public

My Commission Expires: 7-2-2018

