WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150054512 DEEDWARR
Recvd: 07/07/15 09:24 2 pgs
Fees:13.00 Taxes:891.70
20150707-0065535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colin G. O'Brien	Movement Mortgage, LLC Servicing Department	12912001200
(NAME)	(NAME)	
6321 Percy Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Virginia Beach, FA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ethel Jane Wade, aka Jane Williams Wade as Devisee under the Last Will and Testament of Peggy June Williams, deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLIN G. O'BRIEN AND WIFE, DIANA M. LEMENSE, 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. 206 on the Plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13, and 14, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Ernest H. Williams and wife, Sadie H. Williams by Warranty Deed from Adam C. Pollock and wife, Anita W. Pollock which deed is dated June 14, 1971 and recorded in Book 4511, Page 305 in the Register's Office for Davidson County, Tennessee. The said Sadie H. Williams having died on May 16, 2003 and the said Ernest H. Williams having since testate on August 18, 2006. By the Last Will and Testament of the said Ernest H. Williams, above property was devised to Peggy June Williams, See Case No. 14P-446 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said Peggy June Williams and Ethel Jane Wade conveyed above property to Peggy June Williams by Quitclaim Deed dated April 11, 2014 and recorded as Instrument No. 201740430-0036219, Register's Office for Davidson County, Tennessee. The said Peggy June Williams having since died testate on February 24, 2015. By the Last Will and Testament of the said Peggy June Williams, above property was devised to Ethel Jane Wade. See Case No. 15P-437 in the Circuit Court for Davidson County, Tennessee, Probate Division.

Ethel Jane Wade is the same person as Jane Williams Wade.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF WARNER PARK VALLEY, SECTION I, OF RECORD IN BOOK 3600, PAGES 12,13 AND 14 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3466, PAGE 89, AND IN BOOK 3702, PAGE 465, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 6321 Percy Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 this 2nd day of July, 2015.

Ethel Jane Wade

Ethel Jane Wade aka Jane W. Wade
Devisee of the Estate of Peggy June Williams

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ethel Jane Wade**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115