Return To: 15-0300
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS June 19, 2015. Notary Public MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150055220 DEEDWARR
Recvd: 07/08/15 14:39 2 pgs
Fees: 13.00 Taxes: 277.50
20150708-0066353

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0300**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Hughes	**SAM AS NEW OWNER**	**11913030300**
(NAME) **304 Timmons Street**	(NAME)	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS)	
(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, WE, **Amanda M. Sliger Wall (formerly known as Amanda M. Sliger)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Hughes, an unmarried individual,** 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 the East half of Lot No. 37 on the Map of Tanksley's Subdivision, of record in Book 547, page 56, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Timmons Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Amanda M. Sliger by Quitclaim Deed from Franklin Sliger, filed on May 6, 2005 at Instrument Number 20050506-0051320; and further conveyed to Franklin Sliger and wife, Eliza D. Sliger, by Warranty Deed dated February 10, 1955, and filed at Book 2345, page 270, said Register's Office. The said Eliza D. Sliger having since died vesting property solely to Franklin Sliger.

Amanda M. Sliger has since married and is now known as Amanda M. Sliger Wall.

This has never been the marital residence for Amanda M. Sliger Wall and husband, Victor Wall.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **304 Timmons Street, Nashville, TN 37211**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **June, 2015.**

Amanda M. Sliger Wall

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Amanda M. Sliger Wall**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **June, 2015.**

NOTARY PUBLIC

My Commission Expires: 4-3019

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY