# WARRANTY DEED

PATRICIA NICHOLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kudzu Real Estate, Inc. | Kudzu Real Estate, Inc. | Parcel ID: |
| 203 Point East Drive | 203 Point East Drive | 08004001200 |
| Nashville, TN 37216 | Nashville, TN 37216 | |

FOR AND IN 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

**Leitha Wayman Dies and Jessica Robin Timpani, Devisees under the Will of James E. Wayman, Jr.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Kudzu Real Estate, Inc.**

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:

Being Lot No. 8 on the Plan of Hyde Park Subdivision, Section I, of record in Plat Book 2900, Page 147, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Old Hydes Ferry Pike, the common corner of Lots 7 and 8; thence with the line between said lots, southwestardly 214 feet to a point; thence southeastwardly 192 feet to a point in the northwesterly margin of River Drive; thence with the margin of the same, north eastwardly 189 feet to a point, the beginning of a curve; thence northwardly around said curve 39.3 feet to a point in the southwesterly margin of Old Hydes Ferry Pike; thence with the margin of the same, northwestwardly 167 feet to the beginning.

BEING the same property conveyed to James Edward Wayman, Sr. and wife, Lovie Gertrude Wayman by deed from H.H. Chitwood, of record in Book 3253, Page 160, dated July 18, 1961, Register's Office for said County. The said James Edward Wayman died October 31, 1990 and title was vested in Lovie Gertrude Wayman. The said Lovie Gertrude Wayman died testate February 14, 1991 and the Will was admitted to Probate as Probate No. 96815 of record in Probate Court of Davidson County, Tennessee. The property was devised to James Edward Wayman, Jr. Leitha Gayle Wayman and Donald Eugene Wayman*. The said James E. Wayman, Jr. died testate May 8, 2013 and the Will was admitted to Probate as Probate No. 13P1803 of record in Probate Court of Davidson County, Tennessee. The said Donale Eugene Wayman died April 18, 2005 and the property was vested in Jessica Robin Timpani.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3111 Hydes Ferry Road, Nashville, TN 37218

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.

*See also Quitclaim Deed from Donald Eugene Wayman and Leitha Wayman to James Wayman, Jr., of record in Book 10529, Page 27, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20150057625 DEEDWARR
Recvd: 07/16/15 08:52 2 pgs
Fees:13.00 Taxes:203.50
20150716-0069179

14th

Witness our hands this 15th day of July, 2015.

The Estate of James E. Wayman, Jr.

By: Leitha Wayman Dies

Leitha Wayman Dies, Devisee

Jessica Robin Timpani

Jessica Robin Timpani , Devisee

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

Witness my hand and official seal this 14th day of July, 2015.

My Commission Expires: 6/18/19

Notary Public

LATONDA L. WHITE NOTARY PUBLIC SOUTH CAROLINA COMM. EXP JUNE 18, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 15th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.