BILL GARRETT, Davidson County
Trans:T20150064989 DEEDWARR
Recvd: 08/05/15 14:35 2 pgs
Fees:13.00 Taxes:1147.00
20150805-0078051

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 310,000.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2015.

Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katie A. Valentine	New Owner	**06115038000**
1215 Stratford Ave	5080 Pittman Center Rd.	
Nashville, TN 37216	Sevierville, TN 37876	

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 ACKNOWLEDGE, WE,

Elizabeth Wilkison, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katie A. Valentine, a single woman

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 easterly 57.4 feet of the westerly 107.4 feet to Lot No. 268 and the easterly 57.4 feet to the westerly 107.4 feet of the southerly 35 feet of Lot No. 269 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Marienthal by Warranty Deed from Melissa P. Stender aka Melissa P. Stender Lashock and husband, Drew Lashock dated 06/28/12 and recorded on 07/05/12 in Instrument No. 20120705-0059137, said Regsiter's Office for said county. Elizabeth Marienthal is now known as Elizabeth Wilkison and married to William Wilkison. William Wilkison hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1215 Stratford Ave, Nashville, TN 37216.

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 in 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/our hand(s) this 4th day of August, 2015.

Elizabeth Wilkison

William Wilkison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Elizabeth Wilkison and William Wilkison , the within named Grantor(s), 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, at office, this 4th day of August, 2015.

Notary Public

My Commission Expires: 2·11·16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY