BILL GARRETT, Davidson County
Trans:T20150067025 DEEDWARR
Recvd: 08/12/15 09:59 2 pgs
Fees:13.00 Taxes:2294.00
20150812-0080607

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 620,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2015.

Charlotte A Burbank

Notary Public

My commission expires: _____

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:
Jeffry L. Wilkins **Melanie Wilkins**	Citibank, N.A.	**10509042800**
839 Acklen Avenue	1000 Technology Dr.	
Nashville, TN 37203	O'Fallon, MO 63368-2240	

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,

George E. Ganaway a married man

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

Jeffry L. Wilkins and Melanie Wilkins, Joint Tenants with Right of Survivorship

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 the westerly 50 feet of Lot No. 110 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 110 fronts 50 feet on the southerly side of Kirkman or Acklen Avenue and runs back between parallel lines, with the easterly margin of an alley, 250 feet to an alley in the rear and shows 38.7 feet on said alley.

Being the same property conveyed to George E. Ganaway by Warranty Deed from Kelton Investments, LLC dated 11/20/13 and recorded on 04/16/14 in Instrument No. 20140416-0031958, said Regsiter's Office for said county.

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 839 Acklen Avenue, Nashville, TN 37203.

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 30th day of July, 2015.

George E. Ganaway, By His
George E. Ganaway, by his attorney in fact, Janie Ganaway

ATTORNEY IN FACT,

Janie Ganaway

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
CR

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **JANIE GANAWAY** to me known to be the person who executed the foregoing instrument in behalf of **GEORGE E. GANAWAY as his** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **GEORGE E. GANAWAY.**

Witness my hand, at office, this 30th day of July, 2015.

Cheryl M. Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD