WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150068673 DEEDWARR
Recvd: 08/14/15 16:10 2 pgs
Fees:13.00 Taxes:333.00

20150814-0081953

File No.: ALW-15-403

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANYA A. GIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tia M. Sillers and Mark O. Selby	New Owner	91-13-257.00
(NAME)	(NAME)	
229 Craighead Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES T. PLUNKETT AND BOBBY G. PLUNKETT**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TIA M. SILLERS AND MARK O. SELBY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 55 on the Map of E. T. Brown's Subdivision of the Charlotte Pike, as of record in Book 332, Page 116, Register's Office for said County.

Said lot fronts 50 feet on the Westerly side of Cowan Street or Avenue and runs back between lines, 190 feet more or less to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Raleigh J. Plunkett and wife, Vangie Plunkett by Warranty Deed from Joseph A. Taylor and wife, Jewel D. Taylor, recorded on the 21st day of February, 1962 in Deed Book 3342, Page 615, in the Register's Office of Davidson County, Tennessee. Raleigh J. Plunkett and Vangie Plunkett remained married without intervening divorce or legal separation until the death of Raleigh on April 6, 1979, thereby Vangie Plunkett was the surviving tenant by the entirety. Vangie Plunkett died testate on December 28, 2002, leaving a will that bequeathed a life estate in the property to Tommy F. Plunkett. Per the terms of the will, upon the death of Tommy F. Plunkett, the property was to be sold and the proceeds divided among R.J. Plunkett, Tommy F. Plunkett's heirs, James T. Plunkett, and Bobby G. Plunkett. Tommy F. Plunkett died without any heirs on July 19, 2013. R.J. Plunkett died without any heirs on October 4, 2013. Therefore, James T. Plunkett and Bobby G. Plunkett are the only surviving heirs to the Estate of Era Vangie Plunkett. James T. Plunkett and Terry Plunkett are one and the same.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 403 Eastboro Drive, Nashville, TN 37209

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 10th day of August, 2015.

James T. Plunkett

Bobby G. Plunkett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Plunkett and Bobby G. Plunkett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2015.

Notary Public
My Commission Expires: 5/6/19

(SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210
(615)515-7171