WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072855 DEEDWARR
Recvd: 08/27/15 11:54 2 pgs
Fees:13.00 Taxes:259.00
20150827-0086878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite	New Owner	
(NAME)	(NAME)	
2721 Westwood Dr.		148-16 1200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **LARRY M. WOZENCRAFT, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. HITE, UNMARRIED,** 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 Lot No. 235 on the plan of Debra Heights Subdivision, Section 2, as of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

Being the same property conveyed by Quitclaim Deed from Larry M. Wozencraft, and wife Andrea J. Wozencraft to Larry M. Wozencraft, a single man, as recorded on the 13th day of July, 2001 in Instrument No. 20010713-0074783; Quitclaim Deed from Phillip Saidon, Trustee to Andrea J. Wozencraft, as recorded on the 16th day of May, 1983 in Deed Book 6056, Page 617 and Warranty Deed from Janice F. Weatherford, a single person to Larry M. Wozencraft and wife, Andrea J. Wozencraft, as recorded on the 21st of March, 1983 in Deed Book 6024, Page 137, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 3700, Page 39, said Register's Office; and (c) restrictive covenants of record in Book 3949, Page 404, said Register's Office.

unimproved
This is improved x property, known as 4750 McBride, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 26 day of August, 2015.

LARRY M. WOZENCRAFT

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 Larry M. Wozencraft, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of August, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public