WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150106048 DEEDWARR
Recvd: 12/16/15 08:57 2 pgs
Fees: 13.00 Taxes: 399.60

20151216-0126249

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-20-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alice Carpenter	Alice Carpenter	071080224.00
(NAME)	(NAME)	
524 Wesley Avenue	804 Crescent Hill Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37208	
(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, we, **Shirley Ann Wakefield and Richard Wakefield, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alice Carpenter and husband, Joseph Carpenter** , hereinafter called the GRANTEE(S), their heirs and/or 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. 47 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George Marcellous Young, Jr., and Shirley Ann Wakefield, as joint tenants with right of survivorship by Quitclaim Deed from George Marcellous Young, Jr., dated 11/7/2007, recorded 11/8/2007 of record in Instrument No. 20071108-0132044, in the Register's Office for Davidson County, Tennessee.

The said George Marcellous Young, Jr., died intestate on 08/26/2015, leaving the said Shirley Ann Wakefield as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

The said George Marcellous Young died , leaving the said Eleanor Young and George Marcellous Young, Jr., as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

The said Eleanor Young died, leaving the said George Marcellous Young, Jr., as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to George Marcellous Young and wife, Eleanor Young and George Marcellous Young, Jr., as joint tenants with the right of survivorship by Quitclaim Deed from George Marcellous Young and wife, Eleanor Young, dated 11/19/1991, recorded 11/20/1991 of record in Book 8489, Page 371, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Marcellous Young and wife, Eleanor Young by Warranty Deed from

Robert H. Stevens, Sr., and wife, Mary Agnes Stevens, dated 10/7/1953, recorded 10/26/1953 of record in Book 2201, Page 511, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 524 Wesley Avenue, Nashville, TN 37207

(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 11th day of December, 2015.

Shirley Ann Wakefield

Richard Wakefield

State of Tennessee
County of Wilson

Personally appeared before me Shirley Ann Wakefield and Richard Wakefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of December, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122