WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Deborah B Gage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2016

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Deborah B. Gage	Deborah B. Gage	82-7-432
(NAME)	(NAME)	
124 Highland Ridge	124 Highland Ridge	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160035

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, **I, LILYAN WOOLERY, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DEBORAH B. GAGE, 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 28, as shown on the map entitled Village Manor, of record in Plat Book 3300, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lilyan Woolery by deed from Jeffrey Len Beaty, dated April 29, 2014, of record in Instrument No. 20140501-0036737, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 638 N 5th Street, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160005364 DEEDWARR
Recvd: 01/20/16 14:27 2 pgs
Fees:13.00 Taxes:481.00
20160120-0005913

Witness my hand this 19th day of January, 2016

Lilyan Woolery by [signature] Attorney in Fact

Lilyan Woolery
by Daniel Silverman, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Daniel Silverman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lilyan Woolery, and who acknowledged that he executed the same as the free act and deed of Lilyan Woolery.

Witness my hand, at office, this 19th day of January, 2016.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/14/17

