Davidson County	DEEDWARR
Recvd: 01/21/16 08:13	3 pgs
Fees:18.00 Taxes:625.30	
20160121-0006017	

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $169,000.00.

Kayen Jaeuser
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of January, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kimmettte Van Houzen	SAME AS NEW OWNER	05307001200
(NAME)	(NAME)	
1902 Overton Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Vicki Bailey, Executor of the Estate of Faye Taylor Woosley aka Wanda Faye Taylor-Woosley,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kimmette Van Houzen, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the resubdivision of Lot No. 56 and 58 on the Revised Plan of Section "E", Village of Old Hickory, of record in Plat Book 3700, Page 105, Register's Office for Davidson County, Tennessee.

Included in said legal, but execluded herein is any portion of said lot that may have been conveyed in Book 4624, Page 289, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda Faye Taylor Woosley by deed from Elbert Wayne Taylor and Robert Eugene (Bobby) Taylor, of record in Book 10116, Page 210, Register's Office of Davidson County, Tennessee. The said Wande Faye Taylor-Woosley having since deceased. Vicki Bailey being named Executor of the Estate of Wanda Faye Taylor-Woosley aka Faye Taylor Woosley, per Order of Probate for the Last Will and Testament of Faye Taylor Woosley aka Wanda Faye Taylor-Woosley, Case No. 15P1851, Probate Court for Davidson County, Tennessee.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 1902 Overton Street, Old Hickory, TN 37138

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors and

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of January, 2016.

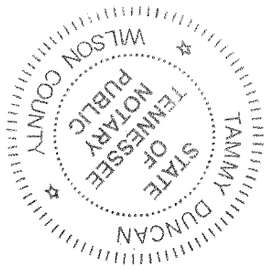
Vicki Bailey, Executor of the Estate of Faye Taylor Woosley
Vicki Bailey, Executor
of the Estate of Faye Taylor Woosley

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 Vicki Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executor of the Estate of Faye Taylor Woosley aka Wanda Faye Taylor Woosley, and in his capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 19th day of January, 2016.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Celia Stewart Rouse

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

