BILL GARRETT, Davidson County
Trans:T20160009458 DEEDWARR
Recvd: 02/03/16 15:43 2 pgs
Fees:13.00 Taxes:2423.50
20160203-0010689

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $655,000.00. Affiant Subscribed and sworn to ~~before me, this the 29th~~ day of January, 2016. ~~Notary Public~~ My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gerald Versluys Penny Houchens	SWBC MORTGAGE CORP.	
329 Walnut Drive	9311 SAN PEDRO AVE	116-11-0-064-00
Nashville, TN 37205-2915	#100 SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **PINNACLE BANK, AS EXECUTOR OF THE WILL OF ELISE CAMPBELL WHALLEY, AND AS TRUSTEE OF THE TRUST ESTABLISHED BY THE WILL OF ELISE CAMPBELL WHALLEY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALD VERSLUYS AND PENNY HOUCHENS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 and southerly 85 feet front and 89 feet rear of Lot No. 2 on the Plan of D. F. Kenner's Walnut Grove Subdivision of record in Plat Book 974, Page 2, in the Register's Office for Davidson County, Tennessee, and the easterly half of Glenside Avenue, now closed, described together as follows:

Beginning at the northwesterly intersection of Walnut Drive and Abbott Martin Road; thence with said Walnut Drive, northwardly 243 feet; thence westwardly 254 feet, more or less, to the center of Glenside Avenue, now closed; thence with the center of said closed Avenue, southwardly 122.5 feet, more or less, to the northerly margin of Lynwood Boulevard; thence with said Boulevard and Abbott Martin Road, southeastwardly 259.8 feet to the beginning.

Being the same property conveyed to Elise Campbell Whalley by Quitclaim deed from John Donelson Whalley of record in Book 1879, page 139, Register's Office for Davidson County, Tennessee, dated August 28, 1950 and recorded on August 28, 1950.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 329 Walnut Drive, Nashville, TN 37205-2915.

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), his/her/their heirs and assigns forever; and I/we do covenant with the 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 herein set out; and 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 said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of January, 2016.

~~**The Estate of Elise Campbell Whalley by Pinnacle Bank, Executor and Trustee**~~ Pinnacle Bank, as Executor of the Will of Elise Campbell Whalley, and as Trustee of the Trust Established by the Will of Elise Campbell Whalley

BY: _____ SVP
~~Trey Tally~~, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Trey Tally, Senior Vice President with Pinnacle Bank, Executor and Trustee of the Estate of Elise Campbell Whalley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of January, 2016.

_____
~~Notary Public~~

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017