Warranty Deed

BILL GARRETT, Davidson County Trans:T20160013948 DEEDWARR Recvd: 02/19/16 13:50 2 pgs Fees:13.00 Taxes:1193.25 20160219-0016046	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $322,500.00. Affiant Subscribed and sworn to before me, this the 18th day of February, 2016. Notary Public My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Bennett Alan Phillips Dawn Christine Reneau	new owner	082-13-0-082.00
101 Heathersett Dr		
Franklin, TN 37064		

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, **ELISA SHEA VAZZANA*, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENNETT ALAN PHILLIPS AND DAWN CHRISTINE RENEAU, 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 the Easterly Five feet of Lot No. 59, all of Lot No. 60, and the Westerly ten feet of Lot No. 61 in Block "C" on the Plan of Bransford Realty Co's Subdivision of the South Part of the North Hill Tract of record in Plat Book 421, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and Parts of Lots adjoin and front together Fifty feet on the South side of Locklayer Street and extend back Southerly between parallel lines, 100 feet, more or less, to an alley.

Being the same property conveyed to Elisa Shea Vazzana Boehmke and Nicholas C. Boehmke, wife and husband by Warranty deed from Benjamin J. Renquist, unmarried of record in Instrument No. 20110928-0075042 Register's Office for Davidson County, Tennessee, dated September 22, 2011 and recorded on September 28, 2011.

Being the same property conveyed to Elisa Shea Vazanna Boehmke NKA Elisa Shea Vazanna, an unmarried woman by Quitclaim Deed from Nicholas C. Boehmke, an unmarried man of record in Instrument No. 20160217-0015180 Register's Office for Davidson County, Tennessee, dated February 17, 2016 and recorded on February 17, 2016.

**Erroneously stated in last vesting deed as Elisa Shea Vazanna.*

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 903 Locklayer Street, Nashville, TN 37208.

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 18th day of February, 2016.

Elisa Shea Vazzana

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 Elisa Shea Vazzana, 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 18th day of February, 2016.

Notary Public

My Commission Expires:

