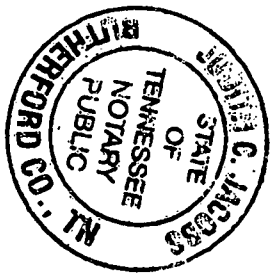
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole Gheorghe	Pinnacle Bank	061-12-0/077.00
(NAME)	(NAME)	
1207 Plymouth Avenue	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160063577 DEEDWARR
Recvd: 07/25/16 09:05 2 pgs
Fees:13.00 Taxes:1128.50
20160725-0076082

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Donnie R. Wison and wife, and Beverly J. Wison,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicole Gheorghe,** 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:

Being Lot Number 51 on the Plan of Re-subdivision of certain lots in Eastdale Place, of record in Plat Book 974, at page 22, Register's Office for Davidson County, tennessee and a part of an un-numbered tract lying in teh rear of lots Nos 51 and 52 on said plan and described according to a survey made by John Kohl & company dated 9/29/94, License No. 100, whose address is 400 7th Avenue S., Nashville TN 37203, as follows:

Beginning at a point in the north margin of Plymouth avenue at the corner of Lots No. 50 and 51, thence with the line between said lots, northerly 180 feet to a point and continuing northwesterly 108.5 feet to the south line of the Newman Cheek Lands; thence with Cheek's south line, westerly 121.6 feet to the northeast corner of Lot No. 98 of said Eastdale Place; thence with the line of the same, southeasterly 128.0 feet to the northwest corner of Lot No. 52, thence with the line of same, northeasterly 60 feet to the corner of Lots No 51 and 52; thence with the line between said lots southerly 180 feet to the north margin of Plymouth Avenue; thence with the margin of the same easterly 60 feet to the point of beginning.

Being the same property conveyed to Donnie R. Wilson and wife, Beverly J. Wilson by deed from Thomas A. Seard and wife, Kenlyn E. Seard dated October 6, 1994 and filed for record October 12, 1994 in book 9490, page 504, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 974, page 22, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 1207 Plymouth Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hands this 22nd day of July, 2016.

Donnie R. Wison

Beverly J. Wison

State of Tennessee
County of Davidson

Personally appeared before me Donnie R. Wison and Beverly J. Wison, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2016.

Notary Public Judith C. Jawys
My Commission Expires: 1-20-20

File No.: 201607004

