WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064709 DEEDWARR
Recvd: 07/27/16 15:15 2 pgs
Fees:13.00 Taxes:1794.50
20160727-0077454

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

File No. 0001981

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mathison Ingham, *et ux.*	Mathison Ingham, et ux.	117-16-0-145.00
(NAME) 1117 Graybar Lane	(NAME) 801 Cedar Knob	
(ADDRESS) Nashville, TN, 37204	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jennifer Villarreal and husband, Kevin Whichello,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mathison Ingham and Nina Ingham, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot Nos. 36 and 37 on the Map of the Draughon Tract of record in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee, and part of Lot No. 54 on the Map of Section 1 Oriental Golf Club Subdivision of record in Plat Book 1424, Page 10, as revised in Book 4470, Page 48, said Register's Office.

Said Lot Nos. 36 and 37 front together 60 feet on the Southerly side of Graybar Lane and together with said part of Lot No. 54 runs back between parallel lines 214.7 feet to the Northerly line of Lot No. 53 on said Oriental Golf Club Subdivision.

Being the same property conveyed to Jennifer Villarreal and husband, Kevin Whichello by Warranty deed from Oscar Atkinson and wife, Jocelyn Atkinson of record in Instrument No. 20100407-0025922 Register's Office for Davidson County, Tennessee, dated April 01, 2010 and recorded on April 07, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1117 Graybar Lane, Nashville, TN 37204

(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 hand this 25th day of July, 2016.

Jennifer Villarreal

Kevin Whichello

STATE OF ~~TENNESSEE~~ VA (SK)
COUNTY OF City of Richmond

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Villarreal and Kevin Whichello, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of July, 2016.

Notary Public

My commission expires: 10/31/2017

SCOTT ARTHUR KENNEY
NOTARY PUBLIC
REG # 7267165
MY COMMISSION EXPIRES
10/31/2017
COMMONWEALTH OF VIRGINIA

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206