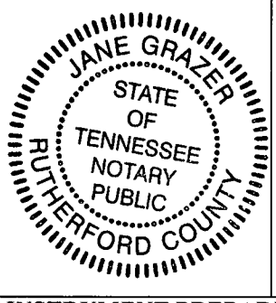
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$224,900.00.**

Affiant

Subscribed and sworn to before me this 29th day of July, 2016

Notary Public
My Commission expires: 8/18/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Samuel Ryan Willey	Same address	043 09 .0
415 Dupont Avenue	c/o new owner	196.00
Nashville, TN 37115	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Samuel Ryan Willey, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the East 50 feet of Lot No. 6, of Block H, on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the North side of DuPont Avenue and runs back between parallel lines 165.5 feet to an alley.

Being the same property conveyed to Wanda Williams, from The Secretary of Housing and Urban Development, by deed on February 25, 2016, of record in Instrument Number 20160303-0020762, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 843, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **415 Dupont Avenue, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160067978 DEEDWARR
Recvd: 08/05/16 15:31 2 pgs
Fees:13.00 Taxes:832.13
20160805-0081676

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 our hands this July 29, 2016.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 29, 2016

Notary Public

My commission expires 11-6-17

