BILL GARRETT, Davidson County
Trans:T20160073276 DEEDWARR
Recvd: 08/22/16 16:04 2 pgs
Fees:13.00 Taxes:777.00
20160822-0087829

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 19th day of August, 2016. Notary Public My commission expires: 8-23-16

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

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:
Teresa Mason	New Owner	
1408 North 14th Street		073-13-0-048.00 (Tract I) & 073-13-0-049.00 (Tract II)
Nashville, TN 37206		

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, **JANE S. VALENTINE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERESA MASON**, 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:

Tract I: Land in Davidson County, Tennessee, being more particularly described as follows:

Being the southerly portion of Lots No. 1, 2, 3 and 4 on the Plan of Davis Heights, Block "B", of record in Plat Book 843, Pages 104 and 105, Register's Office for Davidson County, Tennessee. Said parts of Lots No. 1, 2, 3 and 4 front 76.6 feet on the westerly margin of Wendell Avenue and extend back 100.2 feet on the northerly line and 100 feet on the southerly line to a line on the rear on which it measures 89 feet.

Tract II: Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lots No. 9 and 10 and part of Lot No. 11 on the Plan of Davis Heights Subdivision, Block "B", of record in Plat Book 843, Pages 104 and 105, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Wendell Avenue, 250 feet south of the intersection of said Avenue with Porter Road; thence westerly 210 feet to a point; thence southerly 52 feet to a point; thence easterly 212 feet to the westerly margin of Wendell Avenue; thence with the margin of said Avenue northerly 52 feet to the point of beginning.

Being the same property conveyed to Jane S. Valentine by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument No. 20130222-0017951, Register's Office for Davidson County, Tennessee, dated February 4, 2013 and recorded on February 22, 2013.

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 1522 Wendell Avenue, Nashville, TN 37206.

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 19th day of August, 2016.

Jane S. Valentine

Jane S. Valentine

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 Jane S. Valentine, 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 16th day of August, 2016.

J Brandon Mh

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018