1 Southland

BILL GARRETT, Davidson County
Trans: T20160073499 DEEDWARR
Recvd: 08/23/16 12:38 2 pgs
Fees: 13.00 Taxes: 998.63

20160823-0088077

WARRANTY DEED

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee
County of
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Tyler Kidd Tara Williams	Wells Fargo Bank,N.A.	07204014800
(NAME)	(NAME)	
1709 Stratford Avenue	P O Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Newark, NJ 07101-4701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **John Alvin Preston Jr. and Patricia Owen Preston, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Tyler Kidd, unmarried and Tara Williams, unmarried,** 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 the southerly 25 feet of Lot No. 3 and all of Lot No. 4 of Block "D" on the Plat of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office, Davidson County, Tennessee, described as follow:

Beginning at a point on the easterly margin of Stratford Avenue 25 feet north of the dividing line between Lot Nos. 3 and 4; thence eastwardly and parallel with said dividing line 200 feet to the westerly line of Lot No. 5; thence with said line, southwardly 100 feet to the northerly margin of Inglewood Circle South; thence with said Circle, westwardly 180 feet to the beginning of a curve; thence with said curve in a northwesterly direction 31.4 feet to the easterly margin of Stratford Avenue; thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to John Alvin Preston, Jr. and wife, Patricia Owen Preston, by deed of record in Book 10884 , Page 473 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of John Alvin Preston by Patricia Owen Preston as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160621-0063288 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1709 Stratford 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 15th day of August, 2016.

John Alvin Preston, Jr. by Patricia Owen Preston, as his attorney in fact

Patricia Owen Preston

by Patricia Owen Preston

State of Tennessee
County of Davidson

Personally appeared before me Patricia Owen Preston with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2016.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15th day of August, 2016, before me personally appeared Patricia Owen Preston, the person who executed the foregoing instrument on behalf of John Alvin Preston, Jr. and who acknowledged that she executed the same as the free act and deed of the said John Alvin Preston, Jr., through Power of Attorney granted her by the said John Alvin Preston.

Notary Public
Commission Expires:

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018