WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160085420 DEEDWARR
Recvd: 09/28/16 15:32 2 pgs
Fees: 13.00 Taxes: 1590.63

20160928-0102460

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 $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/3/2017

(AFFIX SEAL)

File No. 0002173

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
Jonathan T Gatlin	Same as New Owner	
(NAME)	(NAME)	
826 Evansdale Drive		146-100-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37220		
(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, **William B Wood, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan T Gatlin and Elizabeth Gatlin, 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, Tennesse, being Lot No. 8 on the Plan of Forest Park, as of record in Book 2900, Page 122, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 fronts 134 feet on the Northerly side of Evansdale Drive and extends back 330 feet on the Easterly line and 332 feet on the Westerly line, to a dead line, measuring 134 feet thereon.

Being the same property conveyed to William B. Wood, unmarried by Warranty Deed from Charles H. Williams and wife, Annie L. Williams recorded on October 28, 2005 in Instrument No. 20051028-0130244, in the Register's Office of Davidson County, Tennessee.

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 (4) all agreements, covenants and easements of record which affect the subject property.

unimproved ☐
This is improved ☒ property, known as 826 Evansdale Drive, Nashville, TN 37220

(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 24th day of September, 2016.

William B Wood

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William B Wood, 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 24th day of September, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206