Davidson County	DEEDWARR
Recvd: 10/25/16 10:55	4 pgs
Fees:23.00 Taxes:7092.90	
20161025-0112674	

#33268

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33268-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,917,000.00. Affiant Subscribed and sworn to before me this 24th day of October, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert B. Wallace, Deborah J. Lawson 1092 Lynnwood Blvd. Nashville, TN 37215	New Owner	Map and Parcel No.: 144 03 0 031 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tommy T. Wammack and wife, Valarie D. Wammack**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert B. Wallace and Deborah J. Lawson, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1092 Lynnwood Blvd., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of October, 2016.

Tommy T. Wammack

Valarie D. Wammack

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Tommy T. Wammack and Valarie D. Wammack**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 45 on the Plan of Chickering Hills, Section Two, as of record in Book 2331, page 137, Register's Office for said County.

Said Lot No. 45 fronts 180 feet on the northeasterly side of Lynnwood Boulevard and runs back 250.3 feet on the northwesterly line and 269.7 feet on the southeasterly line to a dead line measuring 220.1 feet thereon.

Being the same property conveyed to Tommy T. Wammack and wife Valarie D. Wammack, by deed dated June 28, 2005 from Nancy W. Diehl, a/k/a Nancy Fawn Wilkerson Diehl, and husband Walter Joseph Diehl, Jr. of record in Instrument No. 20050705-0076426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 2541, page 570, Book 5038, page 436 and Book 5054, page 64, Register's Office for Davidson, County, Tennessee.
2. All matters appearing on the Plan of record as Book 2331, page 137, Register's Office for Davidson County, Tennessee.
3. Water tap rights of record in Book 880, page 119 and Book 2484, page 622, Register's Office for Davidson County, Tennessee.
4. Roadway rights of record in Book 1542, page 313, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

