BILL GARRETT, Davidson County
Trans:T20160110036 DEEDWARR
Recvd: 12/14/16 15:21 2 pgs
Fees:13.00 Taxes:1058.20
20161214-0131330

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $286,000.00 Affiant Subscribed and sworn to before me, this the 12th day of December, 2016. Notary Public My commission expires: 11-5-18

JACQUELINE C. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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:
Jennifer Joyner	CMG MORTGAGE INC	
2000 Benjamin Street	3160 CROW CANYON RD. #400	083-06-0-171.00
Nashville, TN 37206	SAN RAMON, CA 94583	

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, **DEANNA LYNN CLARK NKA DEANNA CLARK GIBBS, EXECUTRIX TO THE ESTATE OF HAZEL S. CLARK WALL, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER JOYNER, A MARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being the West half of Lot No. 4 on the Plan of Sneed and Hamilton's Re-subdivision of certain Lots in Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 4 fronts 50 feet on the Southerly side of Locke Street, now Benjamin Avenue (Street)", and runs back between parallel lines, with the Easterly margin of Scott Avenue to the Northerly margin of an alley.

Being the same property conveyed to Hazel S. Clark Wall by Quitclaim deed from Deanna Clark, unmarried of record in Instrument No. 20020403-0040256 Register's Office for Davidson County, Tennessee, dated March 22, 2002 and recorded on April 03, 2002. Hazel S. Clark Wall having since died May 15, 2016. The Estate of Hazel S. Clark Wall having been admitted as Docket No. 16P-1088, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

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 2000 Benjamin Street, 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 12th day of December, 2016.

The Estate of Hazel S. Wall, Deceased
Deanna Lynn Clark nka
Deanna Clark Gibbs, Executrix

Deanna Lynn Clark nka Deanna Clark Gibbs, Executrix

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 Deanna Lynn Clark nka Deanna Clark Gibbs, Executrix to the Estate of Hazel S. Wall, Deceased, 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 12th day of December, 2016.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18