WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112564 DEEDWARR
Recvd: 12/21/16 13:59 2 pgs
Fees:13.00 Taxes:632.70
20161221-0134301

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANNE B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin Wade	Same as New Owner	13307019700
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
, TN		
(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, I, **Dora A. Marcrum, formally known as Dora A. Bartoloni, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dustin W. Wade, unmarried man,,** 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 Lot No. 25 on the revised plan of Parma Heights, Section II of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Bartolini and wife, Elenora Elizabeth Bartolini by deed from Woodbine Homes, Inc. of record in Book 2397, page 93, Register's Office for Davidson County, Tennessee. Elenora Elizabeth Bartolini and John Bartolini having divorced in 1956, Docket No. 27864. John Bartolini remarried Dora Bartolini. John Bartolini, a/k/a Primo Giovanni (John) Bartolini died intestate, his Estate was probated in the Seventh Circuit Court Probate Division, Docket No. 97P217 granting Dora A. Bartolini authority to act as Administrator for the estate of her husband to Quitclaim said property to herself by Administrator's Quitclaim Deed of record in Book 10411, page 500, said Register's Office.

NOTE: Dora A. Bartolini having re-married in now known as Dora A. Marcrum. This is not the primary residence of the Grantor nor her spouse.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters on the plan of record; and to any easements located on the property.

unimproved ☐

This is improved ☑ property, known as 180 Wheeler Avenue, Nashville, TN 37211
(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 16th day of December, 2016.

Dora A. Marcrum

Dora A. Marcrum

State of Tennessee
County of Williamson

Personally appeared before me Dora A. Marcrum, with whom I am personally ac uainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2016.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2016-106