Davidson County DEEDWARR
Recvd: 04/03/17 14:57 4 pgs
Fees:23.00 Taxes:814.00
20170403-0032452

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RENEE DELAINE GARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2020 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2017. Notary Public My commission expires: 11-3-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 604, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Vida Wakeman	movement Mortgage	061-15-0-254-00
1233 Kenmore Place	841 Seahawk Circle	
Nashville, TN 37216	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James Lee Sweat, Julia Annette Sweat Steppee, Belinda Lou Sweat McClure, Emma Jean Sweat McElroy, Carlotta Rose Sweat Lee, and Sonya Sweat Gibson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Vida Wakeman, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 59 and the westerly one-half of Lot No. 58 on the Map of M. N. Young's Inglewood Annex, of record in Book 547, page 197, said Register's Office.

SAID Lot and part of Lot adjoin and front together 75 feet 3 inches on the Southerly side of Norvel Avenue and runs back between lines 127 feet 7 inches on the West line of Lot No. 59 and 124 feet 5 1/4 inches on the East line of part of Lot 58, to a dead line in the rear and measures 75 feet 1 1/2 inches thereon.

BEING the same property conveyed to Carl Sweat and Imogene Sweat by Warranty Deed from J. D. Stevens, unmarried, of record in Book 7007, page 12, Register's Office for Davidson County, Tennessee; the said Imogene Sweat having since died intestate on June 27, 2013 and survived by her heirs-at-law, Julia Annette Sweat Steppee, Belinda Lou Sweat McClure, Emma Jean Sweat McElroy, Carlotta Rose Sweat Lee, and Sonya Sweat Gibson, as evidenced by Affidavit of Heirship of record as Instrument No. 20131001-0102882 in the said Register's Office; the said

Carl Sweat having since died intestate on July 12, 2015 and survived by his heirs-at-law, James Lee Sweat, Julia Annette Sweat Steppee, Belinda Lou Sweat McClure, Emma Jean Sweat McElroy, Carlotta Rose Sweat Lee, and Sonya Sweat Gibson, as evidenced by Affidavit of Heirship of record as Instrument No. 20170403-0032450 in the said Register's Office.

This is improved property known as **1310 Norvel Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this _____ day of March, 2017.

James Lee Sweat

Emma Jean Sweat McElroy

Julia Annette Sweat Steppee

Carlotta Rose Sweat Lee

By Belinda Lou Sweat McClure by James Franklin McClure, Jr. Attorney-in-Fact

Belinda Lou Sweat McClure by James Franklin McClure, Jr., Attorney-in-Fact

Sonya Sweat Gibson

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Lee Sweat, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~30th~~ 29th day of March, 2017.

Notary Public
My Commission Expires: N/A

NOTARIAL SEAL
STATE OF OHIO

KATHERINE D. SWEAT
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Julia Annette Sweat Steppee, Emma Jean Sweat McElroy, Carlotta Rose Sweat Lee, and Sonya Sweat Gibson, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Franklin McClure, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Belinda Lou Sweat McClure for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for Belinda Lou Sweat McClure, and is authorized by her to execute this instrument on her behalf.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY