WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031347 DEEDWARR
Recvd: 04/13/17 13:54 2 pgs
Fees:13.00 Taxes:610.50
20170413-0036344

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
P. Marshall Bryan	NEW OWNER	Parcel ID:
P.O. Box 40721	P.O. Box 40721	11901027900
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN 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, we

Wanda K. Wilson, unmarried, and Wanda K. Wilson, Sole Heir of the Estate of James L. Wilson and George T. Vaughn, Jr., Devisee under the Will of Elizabeth Wilson Vaughn

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

P. Marshall Bryan , married

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:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plat of Subdivision of the East part of Mrs. Gray's property made September 24, 1929 by W. B. Southgate, Surveyor, but not of record. Said Lot No. 2 fronts 50 feet on the southerly side of Rose Avenue, and runs back between parallel lines 166 feet to a dead line. Said lot is a part of lot 35 on the Map of Cumberland Nurseries Subdivision, as of record in Book 161, page 112, R.O.D.C., Tennessee, and being part of the property conveyed to M. F. Dillard and wife, Lester Dillard by deed of record in Book 815, Page 344, R.O.D.C., Tennessee, which was later conveyed to J.E. Wilson and wife, Pearl A. Wilson, by deed of record in Book 41, Page 339, R.O.D.C., Tennessee.

Being part of the same property conveyed to Wanda K. Wilson; James L. Wilson, a single person; and Elizabeth (Wilson) Vaughn, as tenants in common, by Quitclaim Deed from Charles C. Morrow, Trustee, of record in Book 11588, Page 659, said Register's Office, dated July 26, 1999. See also deed of record in Book 1535, Page 307, said Register's Office. The said James L. Wilson died intestate on March 1, 2012, leaving as Sole Heir, Wanda K. Wilson. See Affidavit of Heirship of record in Instrument 20170413-0036342, said Register's Office. The said Elizabeth (Wilson) Vaughn died testate on February 26, 2011, and the Will was admitted to Probate as Probate No. 11P435 of record in Probate Court of Davidson County, Tennessee. George T. Vaughn, Jr. herein executes this instrument as Devisee under the Will of Elizabeth Wilson Vaughn.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 112, said Register's Office.

The signature of Wanda K. Wilson is signed by her duly appointed Attorney-in-Fact, George Thomas Vaughn, Jr., pursuant to the Power of Attorney of record in Instrument 20170413-0036343, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 329 Rose Street, Nashville, TN 37210

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 our hands this 12th day of April, 2017.

Wanda K. Wilson By George T. Vaughn
Wanda K. Wilson
By: George Thomas Vaughn, Jr., as
Attorney-in-Fact

Wanda K. Wilson By George T. Vaughn
Wanda K. Wilson, Sole Heir of the Estate of
James L. Wilson
By: George Thomas Vaughn, Jr., as
Attorney-in-Fact

George T. Vaughn
George T. Vaughn, Jr., Devisee under the
Will of Elizabeth Wilson Vaughn

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, George Thomas Vaughn, Jr. 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 on behalf of Wanda K. Wilson, and Wanda K. Wilson, Sole Heir of the Estate of James L. Wilson as her Attorney in Fact as the free act and deed of the within named Wanda K. Wilson, and Wanda K. Wilson, Sole Heir of the Estate of James L. Wilson.

Witness my hand and official seal at Nashville, Tennessee the 12th day of April, 2017.

My Commission Expires: 5/5/20
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, George T. Vaughn, Jr., Devisee Under the Will of Elizabeth Wilson Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Devisee Under the Will of Elizabeth Wilson Vaughn, and as such Devisee, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee the 12th day of April, 2017.

My Commission Expires: 5/5/20
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.