BILL GARRETT, Davidson County
Trans:T20170034941 DEEDWARR
Recvd: 04/25/17 15:52 2 pgs
Fees:13.00 Taxes:1295.00
20170425-0040673

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2017.

Notary Public

My commission expires: 7-2-18

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:
Hans Lorei Elizabeth Elg	New Owners	
1206 Fatherland St.		083-13-0-107.00
Nashville, TN 37206		

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, **CAYLA NICOLLE WILSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANS LOREI AND ELIZABETH ELG, HUSBAND AND WIFE AND JOHN ELG AND GRETCHEN ELG, HUSBAND AND WIFE**, 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 a part of Lot No. 101 on the Map of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 101 fronts 50.0 feet on the South side of Fatherland Street and runs back between parallel lines, 102.0 feet, to the North margin of the property conveyed to the Shelby Avenue Baptist Church.

Being the same property conveyed to Ryan James Hurd and wife, Cayla Nicolle Wilson by Warranty deed from Carlos Tilgnman-Osborne and wife, Dana Guyer of record in Instrument No. 20130904-0092969 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on September 04, 2013.

Being the same property conveyed to Cayla Nicolle Wilson by Quitclaim deed from Ryan James Hurd of record in Instrument No. 20151202-0121366 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on December 02, 2015.

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 1206 Fatherland St., 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 24th day of April, 2017.

Cayla Nicolle Wilson

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 Cayla Nicolle Wilson, 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 24th day of April, 2017.

Notary Public

My Commission Expires:

