WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

Theresa Stuttes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-20-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3437B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Theresa R. Wallis		084-04-0-003.00
2506 Joya Drive	New Owner	
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JUDITH LORENE BROWN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THERESA R. WALLIS, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Plan of Re-subdivision of Lots 23 & 24 Section 3 McGavock Heights of record in Plat Book 3500, Page 53, 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 Lot No. 2 fronts 155.0 feet on the Northerly margin of Joya Drive and extends back 202.15 feet on the Easterly line and 201.6 feet on the Westerly line to a dead line in the rear on which it measures 154.98 feet.

Being the same property conveyed to William E. Gober and wife, Judith Lorene Brown by Warranty deed from Melanie J. Greenwood, an unmarried person of record in Book 9453, page 331, Register's Office for Davidson County, Tennessee, dated August 30, 1994 and recorded on September 01, 1994.

Being the same property conveyed to Judith Lorene Brown by Quitclaim deed from William Eugene Gober of record in Instrument No. 20010817-0089185 Register's Office for Davidson County, Tennessee, dated August 16, 2001 and recorded on August 17, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 102 and re-subdivided in Plat Book 3500, Page 53, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6686, Page 333, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2602, Page 232, in the Register's Office for Davidson County, Tennessee.

This is property known as 2506 Joya Drive, Nashville, TN 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20170045880 DEEDWARR
Recvd: 05/31/17 09:21 2 pgs
Fees:13.00 Taxes:1424.50
20170531-0053766

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Witness my hand on the 26th day of May, 2017.

Judith Lorene Brown

Judith Lorene Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JUDITH LORENE BROWN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of May, 2017.

Notary Public

My Commission Expires: 11-2018

File #: 17-3437B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY