WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 302,000.00

RWalters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2017

Tabatha Edwards
Notary Public:

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170052339 DEEDWARR
Recvd: 06/19/17 15:15 2 pgs
Fees:13.00 Taxes:1117.40
20170619-0061511

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:
Jacob William Wimsatt	New Owner	Parcel ID:
2327 Revere Place		08415012700
Nashville, TN 37214		

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

Beverly Robinson Dyer, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jacob William Wimsatt and wife, Myranda Holder Wimsatt
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. 15 on the Plan of Section I, Castlewood Estates, as of record in Book 2331, Page 72, Register's Office for said County.

Said Lot No. 15 fronts 89 feet on the easterly side of Revere Place and runs back between lines, 268 feet on the northerly line and 333.4 feet on the southerly line, to a dead line in the rear measuring 182 feet thereon.

BEING the same property conveyed to Beverly Robinson Dyer by deed from Donald Elbert Robinson, of record in Book 10085, Page 834, dated May 13, 1996, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2450, Page 469, Register's Office for said County.

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 Book 2331, Page 72, 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 2327 Revere Place, 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, 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 hand this 16th day of June, 2017.

Beverly Robinson Dyer

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 Beverly Robinson Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2017.

My Commission Expires: 2.3.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206