This instrument was prepared by:
Advantage Title and Escrow
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $ 130,000.00
Elizabeth Hazelwood
affiant
Subscribed and sworn to before me, this the 28th day of June, 2017.

Notary

WARRANTY DEED

Address of New Owner:
Elizabeth Hazelwood
124 Lake Terrace Dr.
Hendersonville, TN 37075

Send Tax Bills To:
Owner

Map & Parcel:
071-14-0-063.00

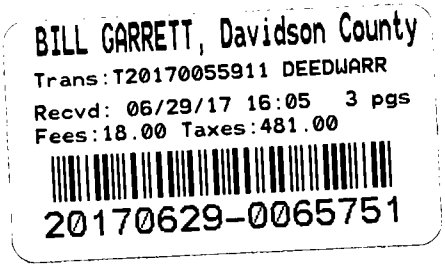
FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Wanda S. Matthews** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Hazelwood** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN ~~Sumner~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Exhibit "A" attached.

Being the same property conveyed Wanda S. Matthews of record in instrument # 200310030146163 said Register's Office.

Unimproved (X) known as: **19 Willis St. Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.



Witness my/our hand(s) this the 28th day of June, 2017.

Wanda S. Matthews
Wanda S. Matthews A/K/A
Wanda S. Jackson

Charles Jackson
Charles Jackson

STATE OF TN

COUNTY OF Davidson

a/k/a Wanda S. Jackson

Before me, the undersigned, a Notary Public in and for the state of TN, Williamson County aforesaid, personally appeared Wanda S. Matthews & + Charles Jackson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they signed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this the 28th day of June, 2017.

Notary Public
Commission expires:

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

Schedule A - Legal Description

Property located at: 19 Willis St, Davidson County, Nashville, TN 37207 AND:

A SMALL TRACT OF LAND IN THE 12TH, FORMERLY 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY, THEREOF MADE JUNE 27, 1927, BY EARLE DRAKE, SURVEYOR, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF A 19-FOOT AVENUE WHICH RUNS NORTH OF WHITES CREEK PIKE, SOMETIMES CALLED WILLIS AVENUE OR NAPOLEON AVENUE, AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO ELMORE WILLIS AND WIFE, BY DEED OF RECORD IN BOOK 831, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHWARDLY 75 FEET TO A POINT 67 FEET SOUTH OF AN OLD STONE FENCE; THENCE WESTWARDLY PARALLEL TO SAID OLD STONE FENCE 86 FEET TO THE EASTERLY LINE OF THE LAND NOW OWNED BY GEORGE GRAVES; THENCE WITH GRAVES' EASTERLY LINE SOUTHWARDLY 75 FEET TO THE NORTHWEST CORNER OF THE TRACT CONVEYED TO ELMORE WILLIS AND WIFE, ABOVE REFERRED TO; THENCE ALONG SAID LINE EASTWARDLY 86 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Wanda S. Matthews, a/k/a Wanda Jackson on 02-12-80, by deed from AB Gibbs and Annie Lucille Gibbs, filed for record on 02-20-80, in Book 5567, page 922, Register's Office for Davidson County, Tennessee.

SOT: 20031003-0146163

WJ
CJ