Box#14
G#29831-3

BILL GARRETT, Davidson County
Trans:T20170059407 DEEDWARR
Recvd: 07/12/17 10:47 2 pgs
Fees:13.00 Taxes:1616.90
20170712-0070049

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $437,000.00. Perry Wolcott Affiant Subscribed and sworn to before me, this 11th day of July, 2017. Notary Public My Commission Expires: 1/17/21

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Perry Wolcott 3509 General Bate Drive Nashville, TN 37204	"New Owner"	11809020100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE K. SKINNER AND WIFE, DIANA SKINNER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PERRY WOLCOTT**, a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse K. Skinner and Diana Skinner, husband and wife, by deed date May 13, 2013, from Robert S. Sheffield and Stacey E. Sheffield, husband and wife, of record in Instrument No. 20130531-0055310, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in book 1130, page 2, Register's Office for Davidson County, Tennessee.

3. Shared Driveway Agreement of record in Book 8180, page 773, Register' Office for Davidson County, Tennessee.

This is improved property known as: 3509 General Bate Drive, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of July, 2017.

Jesse K. Skinner

Diana Skinner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSE K. SKINNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 2017.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANA SKINNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 2017.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019