# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072168 DEEDWARR
Recvd: 08/21/17 09:12 2 pgs
Fees:13.00 Taxes:1474.45
20170821-0085434

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Willis and Matthew Willis | new owners | 083-14-0-064.00 |
| (NAME) | (NAME) | |
| 1804 Holly Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, ANNE-MARIE MOYES, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO SARAH WILLIS AND MATTHEW WILLIS, WIFE AND HUSBAND, 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:

LAND in Davidson County, Tennessee, being Lot No. 112 and the easterly 25 feet of Lot No. 113 of Block "E" on the Map of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

SAID Lot 112 and part of Lot 113 adjoin and front together 75 feet on the southerly side of Holly Street and run back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to ANNE-MARIE MOYES, AN UNMARRIED PERSON, by deed from CAROL A. MOYES, AN UNMARRIED PERSON, of record in Instrument No. 20030602-0074726, dated May 29, 2003, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown being Lot No. 112 and the easterly 25 feet of Lot No. 113 of Block "E" on the Map of Priest Home Place, of record in Book 161, page 102, Register's Office for said county; and any and all restrictions and easements of record.

Ndume Olatushani, spouse of Ann-Marie Moyes, joins in the execution of this instrument to convey his marital interest in the subject property.

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #:** P-BR-17-1804

unimproved ☐

This is improved ☒ property, known as 1804 Holly Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 16th day of August, 2017.

Anne-Marie Moyes
By: PFS, attorney-in-fact
Anne-Marie Moyes
By: Paul F. Soper, her attorney-in-fact

Ndume Olatushani
By: PFS, attorney-in-fact
Ndume Olatushani
By: Paul F. Soper, his attorney-in-fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Anne-Marie Moyes and Ndume Olatushani as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Anne-Marie Moyes and Ndume Olatushani.

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

Tricia Ball
Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.