BILL GARRETT, Davidson County
Trans:T20170072838 DEEDWARR
Recvd: 08/22/17 14:49 2 pgs
Fees:13.00 Taxes:1080.40
20170822-0086239

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $292,000.00. Affiant Subscribed and sworn to before me, this the 18th day of August, 2017. Notary Public My commission expires: 5.3.21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Loope Regina Loope	QUICKEN LOANS	
1420 Greenland Avenue	635 WOODWARD AVE	061-16-0-030.00
Nashville, TN 37216	DETROIT, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH GAIL CHRISTIAN AND WADE STEWART CHRISTIAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID LOOPE AND REGINA LOOPE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 3 on the Map of the Subdivision of Dr. William Williams Land, of record in Plan Book 2, Page 128, of the Chancery Court at Nashville, and described as follows:

Beginning at a point in the center line of Greenland Avenue 297 feet East of the Northeast corner of Lot No. 36 on the Map of the Subdivision of Part of the Greenland Tract, of record in Book 421, Page 40, Register's Office for said County; thence Southwardly, parallel with the Easterly line of Lot No. 36, 340 feet to the North line of the property conveyed to Edwin Farris Bills and wife, by deed of record in Book 1316, Page 397, said Register's Office; thence along Bills Northerly line, Easterly 80 feet to a point; thence Northerly 340 feet to the center of Greenland Avenue; thence with the center of the same Westerly 80 feet to the point of beginning.

Being the same property conveyed to Wade Stewart Christian, an unmarried person by Warranty deed from Virginia B. Wilson, an unmarried person of record in Book 8366, page 798, Register's Office for Davidson County, Tennessee, dated June 03, 1991 and recorded on June 05, 1991.

Being the same property conveyed to Deborah Gail Christian and Wade Stewart Christian, a married couple by Quitclaim deed from Wade Stewart Christian, a married person of record in Instrument No. 20170222-0017758 Register's Office for Davidson County, Tennessee, dated February 22,2017 and recorded on February 22,2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1208 Greenland Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2017.

Deborah Gail Christian

Wade Stewart Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Gail Christian and Wade Stewart Christian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2017.

Notary Public

