Bill Garrett Davidson County
Batch# 17337 DEEDWARR
10/24/2017 11:41:22 AM 2 pgs
Fees: $13.00 Taxes: $843.60
20171024-0108900

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170900287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-15-21

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hazel Dement **3004 Wingate Ave.** **Nashville, TN 37211**	New Owner	**119-14-0-204.00**

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,

Larry W. Flowers and wife, Mary L. Flowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hazel M. Dement, an unmarried woman

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. 41 on the Plan of Tuggle Heights, as of record in Plat Book 1130, Page 90, Register's Office for said County.

Said Lot No. 41 fronts 60 feet on the easterly margin of Wingate Avenue and extends back between lines 157 feet on the northerly line and 156.6 feet on the southerly line, to a dead line in the rear, on which it measures 60 feet thereon.

BEING the same property conveyed to Larry W. Flowers and wife, Mary L. Flowers, by Warranty Deed from Willie Dabbs Thompson, widow, dated 10/26/78 and recorded 10/30/78 in Book 5357, Page 80, in the Register's Office of Davidson County, Tennessee.

Map/Parcel No. 119-14-0-204.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3004 Wingate Ave., Nashville, TN 37211**
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 19th day of October, 2017.

Larry W. Flowers

Mary L. Flowers

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Flowers and Mary L. Flowers the bargainor(s) 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 Smyrna, Tennessee, this 19th day of October, 2017.

Commission Expires: 4/18/21

Patricia L Hurtt
Notary Public

PATRICIA L HURTT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY