Bill Garrett Davidson County
Batch# 34155 DEEDWARR
12/06/2017 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,611.72
20171206-0124539

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,600.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2017.

Notary Public

My commission expires: 9/7/21

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Matthew Parkes **Mildred Engers Callaway Parkes**	**New Owner**	**08309001800**
1209 Ordway Place	**Same**	
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Tim Wesley and Natasha Wesley, husband and wife

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

James Matthew Parkes and Mildred Engers Callaway Parkes, husband and wife

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. 35 on the Plan of F.O. Beasley's Subdivision of Block "C", Douglas Place, East Nashville of record in Plat Book 2, page 66, Chancery Court at Nashville, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 50 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Tim Wesley and Natasha Wesley, husband and wife, by Warranty Deed from John E. Henderson and wife, Doris J. Henderson, dated January 6, 2014, of record in Instrument No. 20140107-0001800, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plan Book 2, page 66, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1209 Ordway Place, Nashville, TN 37206.

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 in 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.

_____ Date: 12/4/17
Tim Wesley

_____ Date: 12/4/17
Natasha Wesley

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Tim Wesley and Natasha Wesley, the within named Grantor(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, at office, this 4th day of December 2017.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

