WARRANTY DEED

Bill Garrett Davidson County
Batch# 37019 DEEDWARR
12/14/2017 10:51:28 AM 2 pgs
Fees: $13.00 Taxes: $3,440.63

20171214-0127508

File No.: ALW-17-923

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $929,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Edward R. Waud and Madeline Martin Waud	New Owner	105-13-378.00
(NAME) 923 Waldkirch Avenue	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **AMY L. WOOD AND ADAM G. LAFEVOR**, Husband and Wife, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **EDWARD R. WAUD AND MADELINE MARTIN WAUD**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being a tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being the West part of Lot No. 4 and a small Easterly triangular part of Lot No. 3, on the Plan of the Jacob Schmidt Lands, of record in Book 547, Page 120, Register's Office for Davidson County, Tennessee, the lines of which property were established by a Party Line Agreement between Byron V. Bean and wife, et. al., of record in Book 1944, Page 556, said Register's Office and described according to a copy of a survey thereof made by Hal A. Swann, Jr., Surveyor, December 1, 1962.

Beginning at a point in the South margin of Waldkirch Avenue 207 feet East of the East margin of 10th Avenue South at what was formerly Coe's Easterly corner and which point is the common corner of Lots Nos. 3 and 4 of said Plan; thence leaving the line between said lots, Southerly from Waldkirch Avenue, with an angle to the right of 92°, a distance of 74 feet to a point, being an iron pin in a fence line and continuing South 5° 30' East 114 feet to the North margin of an alley at the original corner of Lots Nos. 3 and 4; thence with the line of said alley, Easterly 50 feet to a point; thence North 5° 30' West 114 feet to a point; thence Northerly so as to constitute an angle of 92° with Waldkirch Avenue a distance of 74 feet to a point in the South margin of Waldkirch Avenue; thence with the margin of the same, Westerly 50 feet to the point of beginning.

Being the same property conveyed to Amy L. Wood and Adam G. LaFevor, wife and husband by Warranty Deed from Jason Bockman and wife, Erica Bockman, recorded on the 9th day of May, 2011 in Instrument No. 20110509-0035446, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 923 Waldkirch Avenue, Nashville, TN 37204
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 8th day of December, 2017.

Amy L. Wood

Adam G. LaFevor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy L. Wood and Adam G. LaFevor, the within named bargainor, 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, this the 8th day of December, 2017.

Notary Public
My Commission Expires 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171