WARRANTY DEED

Bill Garrett Davidson County
Batch# 37951 DEEDWARR
12/15/2017 04:07:34 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20171215-0128253

File No.: ALW-17-438

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JADEN SKYE SUTLIFF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
438 Wingrove, GP	NEW OWNER	105-11-041.00
(NAME)	(NAME)	
513 3RD AVENUE S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **CINDY LEE SELPH**, an unmarried woman, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **438 WINGROVE, GENERAL PARTNERSHIP**, 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:

Land in Davidson County, Tennessee, being part of Block C on the Plan of the Partition of the Mary E. Hamilton Lands of record in Plan Book 2, Page 94, Chancery Court at Nashville, Being Lot No. 15 on the unrecorded plan of said Block C and parts of Block A and B of the Hamilton Land described according to a survey made by John M. Sullivan County Surveyor, January 25, 1947 as follows:

Beginning in the Northerly margin of Wingrove Avenue at the Southwest corner of Property conveyed to Robert Clay Pritchett and wife, by deed from James Frank Jones and wife, of record in Book 1642, Page 199 for Register's Office of Davidson County, Tennessee, thence with Pritchetts Westerly line Northwardly 150.2 feet; thence North 86 degrees 59 West 50 feet to the corner of Lots 14 and 15; thence with the line between said Lots Nos. 14 and 15, Southwardly 150.3 feet to the Northerly margin of said Wingrove Avenue; thence with same Eastwardly 50 feet to the beginning.

Being the same property conveyed by Warranty Deed from Kevin E. Summers, single to Cindy Lee Selph, single, as recorded on the 18th day of May, 1999 in Deed Book 11483, Page 240, 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 438 Wingrove Street, Nashville, TN 37203
(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 15th day of December, 2017.

Cindy Lee Selph

Cindy Lee Selph

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Lee Selph, 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 15th day of December, 2017.

Notary Public
My Commission Expires: 09/22/2021

(SEAL)

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