WARRANTY DEED

Bill Garrett Davidson County
Batch# 44487 DEEDWARR
01/04/2018 11:21:58 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180104-0001338

M-VRES-17-2606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anna L. Levy	**SWBC Mortgage**	
(NAME)	(NAME)	
2606 Buchanan Street	**9311 San Pedro Ave., Ste. 100**	**08106047300**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78216**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILANA OGILVIE, TRUSTEE OF THE EVELYN WILSON TESTAMENTARY TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANNA L. LEVY, UNMARRIED,** hereinafter called the Grantee, her heirs, successors 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 Lot No. 1 on the Plan of J. Mat Williams Subdivision, being a re-subdivision of Lots Nos. 3 and part of Lot No. 4, of record in Book 332, Page 54, Register's Office for said County, said re-subdivision being of record in Book 3842, Page 47, said Register's Office and described as follows

Said Lot No. 1 fronts 56.2 feet on the Northerly margin of Buchanan Street and runs back between parallel lines 149.7 feet to a dead line measuring 56.7 feet thereon.

Being the same property conveyed to Philanda McClendon, Trustee by Executrix Deed from Philanda McClendon Executrix of the Estate of Evelyn L. Wilson of record in Instrument No. 20121115-0105611, Register's Office for Davidson County, Tennessee, dated November 13, 2012 and recorded on November 15, 2012. Said conveyance was subject to a life estate of Sam Williams. Sam Williams having since died on November 30, 2017. (NOTE: The correct spelling of the Executrix's and Trustee's name at the time of execution of the Executrix Deed was Philana McClendon. She is now known as Philana Ogilvie.)

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 332, Page 54, and as re-subdivided by Bock 3842, Page 47, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2606 Buchanan Street, Nashville, Tennessee 37208**.

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), 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 hand this the 29th DAY OF DECEMBER, 2017.

The Evelyn Wilson Testamentary Trust

BY: Philana Ogilvie TR
Philana Ogilvie
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILANA OGILVIE, TRUSTEE of THE EVELYN WILSON TESTAMENTARY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212