Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 65023 DEEDWARR
03/05/2018 10:43:46 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180305-0020401

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 350,000.00

Affiant

Subscribed and sworn to before me, this 01st day of March, 2018.

Notary Public

My commission expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nancy M. Wilson	New Owner	**03404001900**
414 Northside Drive		
Madison, TN 37115		

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,

David Wayne Gragg and Douglas Lloyd Gragg as Heirs to the Estate of Lloyd O. Gragg

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

Nancy M. Wilson, 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:

Being Lot No. 46, on the plat of Section Four, North Hills Estates, of record in Book 3842, page 229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point in the Southwesterly margin of Northside Drive, said point being the common front corner of Lots Nos. 45 and 46; thence with the Southwesterly margin of Northside Drive N. 54 deg. 32' W, 140 feet to the beginning of a curve having a radius of 25 feet; thence in a Southwesterly direction around said curve 39.27 feet to a point in the Southeasterly margin of East Hills Drive; thence with the Southeasterly margin of East Hills Drive in a Southerly direction 245.95 feet; thence S 51 deg. 28' 10" E., 183.25 feet; thence with the line between Lots Nos. 45 and 46, in a Northerly direction 279.50 feet to the point of beginning.

Being the same property conveyed to Lloyd O. Gragg et ux, Amelia H. Gragg from John D. Barnes, a widower by Installment Deed dated 6/18/1993 and recorded in Book 8987, page 324, and by Quitclaim Deed dated 7/20/1993, and recorded in Book 9037, page 751, said Register's Office. The said Amelia H. Gragg passed away on 7/16/17 leaving Lloyd O. Gragg, as her spouse and surviving tenant by entirety. The said Lloyd O. Gragg passed away on 11/30/17 leaving David Wayne Gragg, Executor of the Estate of Lloyd O. Gragg, by Last Will and Testament dated 2/15/2018, and was admitted to the Probate Division of Chancery County for Davidson County, Tennessee, Docket No. 18P209.

Limited Power of Attorney executed by Douglas Lloyd Gragg appointing David Wayne Gragg to sign on his behalf dated 2/17/18 and recorded in Instrument No. 20180305-0020400, 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.

This is improved (__X__) unimproved (_____) property known as 414 Northside Drive, Madison, TN 37115.

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.

Witness my/our hand(s) this 01st day of March, 2018.

Estate of Lloyd O. Gragg

David Wayne Gragg, Heir

Douglas Lloyd Gragg by David Wayne Gragg, POA

Douglas Lloyd Gragg, Heir by David Wayne Gragg,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **David Wayne Gragg**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Heir** to the **Estate of Lloyd O. Gragg** the within named bargainor, and that he as **Heir**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Heir** to the **Estate of Lloyd O. Gragg**.

Witness my hand, at office, this 01st day of March, 2018.

Notary Public

My Commission Expires: 3/23/21

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Wayne Gragg**. to me known to be the person who executed the foregoing instrument in behalf of **Douglas Lloyd Gragg, Heir** to the **Estate of Lloyd O. Gragg** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Douglas Lloyd Gragg, Heir** to the **Estate of Lloyd O. Gragg**.

Witness my hand, at office, this 01st day of March, 2018.

Notary Public

My Commission Expires: 3/23/21

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021