Bill Garrett Davidson County
Batch# 71956 DEEDWARR
03/21/2018 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $535.58
20180321-0026900

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12.22.19
(AFFIX SEAL)

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

Y-VRES-18-3241

File#10522

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)
Frederick Watson Hannan	~~XXXXXXXXX~~ BancorpSouth Bank	
(NAME)	(NAME)	
3241 Lakeford Drive	PO Box 3356	**108-12-128.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tupelo MS 38803-3356	
(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 consideration, the receipt of which is hereby acknowledged, **VELMA JEAN WILSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREDERICK WATSON HANNAN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their 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. 58B on the Plan of East Lake Subdivision, Section 3, Zone Lot Division of Lot 58, of record in Plat Book 6250, Page 38, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Velma Jean Wilson by Warranty Deed from Rocky Hill Enterprises, Inc., recorded March 23, 1999 in Book 11395, Page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 5200, Page 342 and Plat Book 6250, Page 38, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 5761, Page 355, 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: **3241 Lakeford Drive, Nashville, Tennessee 37214**.

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/our hand(s) this the 13th DAY OF MARCH, 2018.

Velma Jean Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VELMA JEAN WILSON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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

Certification of Authenticity

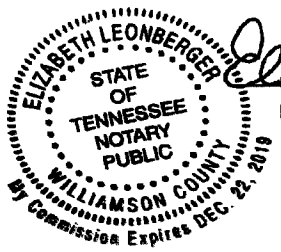
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).