39B

Bill Garrett Davidson County
Batch# 111831 DEEDWARR
07/02/2018 03:58:09 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180702-0064144

Prepared By & Return To:
Tennessee Title Services. LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1320

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of June, 2018

Notary Public
Commission Expires: 9/12/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Frances C. Levy 9022 Rigden Mill Dr Nashville, TN 37211	Synovus Mortgage Corp 800 Shades Creek Pkwy Birmingham, AL 35209	173-09-0A-524.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I,

Jackie Wolfe (also known as Jacqueline Ann Wolfe), an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frances C. Levy, 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:

Land in Davidson County, Tennessee, being Lot No. 437 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackie Wolfe, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061213-0153848 Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on December 13, 2006. (Value of consideration shown in aforementioned deed $184,900.00.) Being also known as 9022 Rigden Mill Dr Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9022 Rigden Mill Dr, Nashville, TN 37211.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SUSAN MAGILL executes this instrument on behalf of JACKIE WOLFE, ALSO KNOWN AS JACQUELINE ANN WOLFE pursuant to a Durable Power-of-Attorney dated December 20, 2017 and filed for record in Instrument No. 20180621-0060005, in the Register's Office of Davidson County, Tennessee.

Dated this the 29th day of June, 2018.

Jackie Wolfe a/k/a Jacqueline Ann Wolfe

Jackie Wolfe

BY Susan Magill Attorney In Fact

Susan Magill, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Susan Magill as Attorney in Fact for Jackie Wolfe, also known as Jacqueline Ann Wolfe, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of the said Jackie Wolfe, also known as Jacqueline Ann Wolfe, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of June, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON