# WARRANTY DEED

Bill Garrett Davidson County
Batch# 114720 DEEDWARR
07/11/2018 10:51:05 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180711-0066925

O-VRES-18-2108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2018.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 7/6/21
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

**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) |
|---|---|---|
| **Jon B. Wilson, III and Natalie Nicole Wilson** | **NEW OWNER** | |
| (NAME) | (NAME) | **073-01-0-122.00** |
| **2108 Fremont Ave** | 1609 A Cahal Ave. | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | Nashville, TN 37206 | |
| (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, **CYNTHIA J. BAYER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JON B. WILSON, III AND NATALIE NICOLE WILSON, HUSBAND AND WIFE,** 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. 14 on the Plan of Highland View of record in Plat Book 1424, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 80 feet on the Southerly margin of Fremont Avenue and extends back 122.6 feet on the Easterly line and 201.2 feet on the Westerly line to a dead line in the rear, measuring 111 feet thereon.

Being the same property conveyed to Charles E. Bayer et ux Cynthia J. Bayer by Warranty deed from Jimmy D. Fann et ux Carol E. Fann of record in Book 5104, page 967, Register's Office for Davidson County, Tennessee, dated January 06, 1977 and recorded on January 17, 1977.

The said Charles E. Bayer died September 3, 2015 leaving Cynthia J. Bayer as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 1424, Page 39, 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: **2108 Fremont Ave, Nashville, Tennessee 37216**.

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 6th DAY OF JULY, 2018.

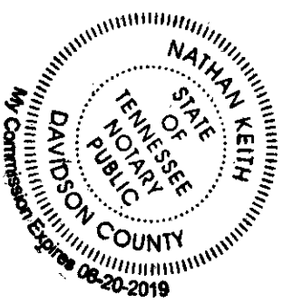
Cynthia J. Bayer by Edward A. Bayer as her Attorney-in-fact
by Edward A. Bayer as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD A. BAYER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CYNTHIA J. BAYER, and who acknowledged he/she/they executed the same as the free act and deed of the said CYNTHIA J. BAYER.

Witness my hand and official seal, this the 6th of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
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Nashville, TN 37212