Bill Garrett Davidson County
Batch# 121232 DEEDWARR
07/26/2018 02:29:28 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20180726-0073108

Warranty Deed

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $505,000.00. Affiant Subscribed and sworn to before me, this the 25th day of July, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laura Laine	New Owner	
4707 Elkins Avenue		091-15-0-345.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY F. WENDEL, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA LAINE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly 45 feet of Lot No. 606 and the Easterly 10 feet of Lot No. 608 of Block 27 on the plan of Charlotte Park Company's First Addition of record in Book 57, Page 103, 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 parts of said Lots Nos. 606 and 608 front together 55 feet on the Southerly side of Elkins, formerly Second Avenue and extend back between parallel lines 180 feet to an alley.

Being the same property conveyed to Kelly F. Wendel, a single person by Warranty deed from William Yancy Lovelace III, unmarried of record in Instrument No. 20090209-0011335 Register's Office for Davidson County, Tennessee, dated February 06, 2009 and recorded on February 09, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4707 Elkins Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of July, 2018.

Kelly F Wendel

Kelly F. Wendel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly F. Wendel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of July, 2018.

Notary Public

My Commission Expires: 5 - 2 - 22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022