B0936

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162044 DEEDWARR
11/16/2018 03:35:02 PM 2 pgs
Fees: $13.00 Taxes: $647.13

20181116-0113310

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,900.00.

Affiant

Subscribed and sworn to me on November 15, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32046

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ferron Dowell Gullick Sandra Ruth Gullick 1211 Timber Valley Drive Nashville, TN 37211	SAME AS NEW OWNERS	108-12-304

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cynthia M. Wrenne, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ferron Dowell Gullick and Sandra Ruth Gullick, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45-B, on the Plan of Eastlake, Section 4, as of record in Plat Book 8250, page 667, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cynthia M. Wrenne, unmarried, by Warranty Deed dated January 29, 1997 and recorded January 31, 1997 from York Constructions, LLC, of record in Book 10335, page 820, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have paid by Grantor(s); and subsequent taxes are assumed by the Grantee(s).
2. Declarations Restrictions of record in Book 6152, page 427, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1211 Timber Valley Drive, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 15th day of November, 2018.

Cynthia M. Wrenne

Cynthia M. Wrenne

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On November 15, 2018, before me personally appeared Cynthia M. Wrenne to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 15, 2018.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021