Warranty Deed

Karen Johnson Davidson County Batch# 192296 DEEDWARR 02/06/2019 11:41:39 AM 2 pgs Fees: $13.00 Taxes: $1,350.50 20190206-0011363	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 4th day of February, 2019. Notary Public My commission expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
Addrian Frederick Theresa Costales	Loan Depot	# 3800
8149 Charlotte Pike	4800 N. Scottsdale Rd	127-00-0-258.00
Nashville, TN 37221	Scottsdale AZ 85251	

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, **MOLLY KATHERINE WILSON, UNMARRIED AND CHADWICK KEVIN GINN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADDRIAN FREDERICK, A MARRIED MAN AND THERESA COSTALES, A MARRIED WOMAN,** 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 Lot No. 7 on the Plan of E. L. Wallace Subdivision of record in Plat Book 6200, Page 550, 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 Molly Wilson by Warranty deed from Monte H. Mohr, a married man of record in Instrument No. 20160907-0094288 Register's Office for Davidson County, Tennessee, dated September 06, 2016 and recorded on September 07, 2016.

Being the same property conveyed to Molly Katherine Wilson, unmarried and Chadwick Kevin Ginn, unmarried, as joint tenants with rights of survivorship by Quitclaim deed from Molly Wilson, unmarried of record in Instrument No. 20170524-0051844 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on May 24, 2017.

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.

4221

The address of the herein described property is believed to be 8149 Charlotte Pike, Nashville, TN 37221, 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 4th day of February, 2019.

Molly Katherine Wilson

Molly Katherine Wilson

Chadwick Kevin Ginn

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 Molly Katherine Wilson and Chadwick Kevin Ginn, 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 4th day of February, 2019.

Notary Public

My Commission Expires: 5-2-22

