WARRANTY DEED

Karen Johnson Davidson County
Batch# 357468 **DEEDWARR**
02/12/2020 03:11:33 PM 2 pgs
Fees: $13.00 Taxes: $654.90

20200212-0016222

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

State of Tennessee (dl)
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Wade	First NationalBank of Middle Tennessee	050-02-0-028.00
(NAME) 108 Katherine Court ~~1933 Westchester Drive~~	(NAME) 1608 Williams Drive, Suite 301	
(ADDRESS) Goodlettsville TN 37072 ~~Nashville, TN 37207~~	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Yolanda Pursley and Nia Hammonds, unmarried persons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christina Wade, an 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. 99 on the Plan of Willow Creek, Section 1 of record in Plat Book 5200, Page 629, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Tobey Pursley and Yolanda Pursley, as tenants in common, by deed of record in Instrument No. 20000315-0026502, Register's Office for Davidson County, Tennessee.
The said Tobey Pursley having since died. Tobey Pursley devised his interest to Yolanda Pursley and Nia Hammonds by Will probated in Davidson County Tennessee probate division seventh circuit court as Docket No. 12P1936

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1933 Westchester Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-19-1933

Witness my/our hands this 10th day of February, 2020.

Yolanda Pursley

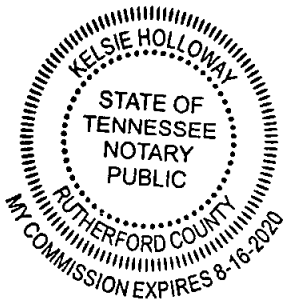
Nia Hammonds

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Yolanda Pursley and Nia Hammonds the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of February, 2020.

Notary Public Kelsie Holloway
My Commission Expires: 8/16/2020



File No.: 21920