Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 452420 DEEDWARR
08/07/2020 11:31:31 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200807-0088096

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

A-TRA-20-1411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/24/20
(AFFIX SEAL)

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)
Travis J Terrell	~~New Owner~~ CapStar Bank	
(NAME)	(NAME)	**062-13-0-074.00**
1411 Hemlock Avenue	2002 Richard Jones Rd. Ste A300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, **WANDA YOUNG WILSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS J TERRELL, SINGLE,** 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. 15 on the Plan of George I. Waddeys Subdivision of the W. N. Morgan 18.25 acre tract called Waddey's River Bluff of record in Plat Book 843, Page 101, 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 Wanda Young Wilson by Warranty deed from John B. Thomas, II, of record in Instrument No. 20040504-0050635 Register's Office for Davidson County, Tennessee, dated April 29, 2004 and recorded on May 04, 2004.

This conveyance is subject to:
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4193, Page 468, in the 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: **1411 Hemlock Avenue, 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 30th DAY OF JULY, 2020.

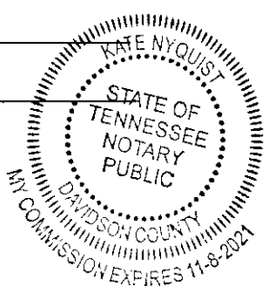
Wanda Young Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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Nashville, TN 37212