Karen Johnson Davidson County
Batch# 476203 DEEDWARR
09/15/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200915-0105302

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0723

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wolfe & Dailey, LLC	NEW OWNER	Map: 08111037700
(NAME) 1600 Magavock , Unit 330	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM G. WALLIS, SR., UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WOLFE & DAILEY, LLC,

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:

Being the Southerly 37 1/2 feet of Lot No. 274 on the Plan of McGavock, Wetmore and Others Addition, called the addition of the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No 274 fronts 37 1/2 feet on the westerly side of the 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William G. Wallis, Sr., by deed from Sadler Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20130327-0030124, dated March 22, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1609 14th Ave. N., Nashville, TN 37208
(House No.) (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.

Witness our hands this 15th day of September, 2020.

William G. Wallis, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 15th day of September, 2020.

My Commission Expires: 5.2.22.

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY