**Prepared By & Return To:**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 09/10/07 11:26 3 pgs
Fees:18.00 Taxes:610.13
20070910-0108212

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00.

Affiant

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME THIS THE 7th day of September, 2007.

Notary Public

BETH McDOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expiration:
9-22-07

**ADDRESS OF NEW OWNER:**
**Stephanie Vestal**
**1117 Richmond Drive**
**Nashville, TN 37216**

**SEND TAX BILLS TO:**
**Stephanie Vestal**
**1117 Richmond Drive**
**Nashville, TN 37216**

**MAP-PARCEL:**
**06107007800**

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**William Richard Davis and wife, Rosela Dabatos Davis**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stephanie Vestal, unmarried**

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 Lot No. 9 on the Map of Section I, Kings Subdivision, not of record, and described as follows:**

**Beginning at a point on the north margin of Richmond Drive at the common corners of Lots 8 and 9; thence with the line between said lots, northwardly 225 feet to a point; thence eastwardly 70 feet to the common corner of Lots 9 and 10; thence with the line between said lots; southwardly 225 feet to the northerly margin of Richmond Drive; thence with the margin of the same, westwardly 70 feet to the beginning.**

**Being the same property conveyed to William Richard Davis and wife, Rosela Dabatos Davis on 05/09/2001, by deed from William Richard Davis, filed for record on 05/09/2001, in Instrument Number 20010509-0048335, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1117 Richmond Drive Nashville, TN 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 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 my hand this 7th day of September, 2007.

William Richard Davis
William Richard Davis

Rosela Dabatos Davis
Rosela Dabatos Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Richard Davis and wife, Rosela Dabatos Davis**, 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 at Nashville, Tennessee this 7th day of September, 2007.

Notary Public

Commission Expiration:
9-22-07

BETH McDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tracy Hobby, 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 TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby 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: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.