File No. 280101307

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/29/08 10:03 2 pgs
Fees:13.00 Taxes:947.20
20080229-0020045

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Price	Countrywide Bank, FSB	05206009300
(NAME)	(NAME)	
2486 Florence Circle	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37204	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alescia L. Devasher, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Price, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 17, on the Map of Layman Foundation First Subdivision of Madison Heights, Revised, as shown by plat appearing of record in Plat Book 974, Page 65, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot .

Being the same property conveyed to Alescia L. DeVasher by Warranty Deed dated March 17, 2000 of record in Instrument No. 200003210028583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: All matters as shown of record in Plat Book 941, Page 65, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 846 Florence Circle, Madison, TN 37115
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hands this 27th day of February, 2008.

Alescia L. Devasher by Ted Bethea as attorney in fact

Alescia L. Devasher by Ted Bethea as attorney in fact

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 22nd day of February, 2008, before me personally appeared Ted Bethea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Alescia L. Devasher, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf.

Witness my hand at office this 26th day of February, 2008.

Commission expires: November 22, 2008

Kim Gillespie

Kim Gillespie Notary Public

DAVIDSON COUNTY
KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC

File Number: 280101307

RETURN TO:
Southern Title Services
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Gallatin, TN 37066