WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100080615 DEEDWARR
Recvd: 12/22/10 13:35 2 pgs
Fees:13.00 Taxes:887.63
20101222-0101850

State of Tennessee)
County of Davidson)

10-12-001-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of December, 2010

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CARRIE GAUCHAT	New Owner	142-16-0-D
(NAME) 2520 Devon Valley Drive	(NAME)	025.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BETTYE A. GREEN, A SINGLE WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARRIE C GAUCHAT, unmarried**, hereinafter called the Grantee(s), 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 **Lot No. 73 on the Final Plat of Devon Valley, Phase 1, a Planned Unit Development,** of record in Book 7900, Page 458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to BETTYE A. GREEN, A SINGLE WOMAN, by Deed from SOUTHWINDS DEVELOPMENT, INC., A TENNESSEE CORPORATION, dated December 5, 1994, of record in Book 9540, Page 603, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Devon Valley, of record in Book 7517, Page 483, as amended in Book 7517, Page 367, in Book 8180, Page 222, in Book 8712, Page 618, in Book 8712, Page 620, in Book 8796, Page 410, in Book 8796, Page 416, in Book 9150, Page 182, in Book 9492, Page 594, in Book 9492, Page 600, and in Book 10692, Page 750, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **2520 Devon Valley Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 17th day of December, 2010.

Bettye A Green

BETTYE A. GREEN

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 **BETTYE A. GREEN, A SINGLE WOMAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2010.

My Commission Expires: 09/09/14

Dee Files Kennedy

Notary Public

