**NEW OWNER:**

**Angie Lawless**
**2216 11th Avenue S**
**Nashville, TN 37204**

**SEND TAX BILLS TO:**
**OWNER**

**Map 105**
**Group 13-0**
**Parcel 240.00**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
**FILE NO: 12-0892**

BILL GARRETT, Davidson County
Trans:T20120096716 DEEDWARR
Recvd: 12/18/12 14:20 3 pgs
Fees:18.00 Taxes:814.00
20121218-0116543

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID M. BIRCHETT AND WIFE, PAULA BIRCHETT** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANGIE LAWLESS, a single person** ("Grantee"), it's successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

**BEING Lot No 30 on the Map of Duckworth's Addition, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.**

**Said Lot No. 30 fronts 54 feet on the easterly side of 11th Avenue South, and runs back between lines 180 feet, more or less, to an alley on which it measures 52 feet.**

**Being the same property conveyed to David M. Birchett by Quitclaim Deed from Carolyn B. Abernathy dated November 17, 1994 of record in Record Book 9926, Page 557, Register's Office of Davidson County Tennessee. And further reference in Book 9447, Page 856, Register's Office of Davidson County, Tennessee. Paula Birchett joins in the conveying for the purpose of conveying any marital interest she may have in the above property.**

**This in IMPROVED property known as 2216 11th Avenue S, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, it's heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor have lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of December, 2012.

DAVID M. BIRCHETT

PAULA BIRCHETT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DAVID M. BIRCHETT AND PAULA BIRCHETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 14th day of December, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14 day of December, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY