BILL GARRETT, Davidson County
Trans: T20130004608 DEEDWARR
Recvd: 01/16/13 15:25 2 pgs
Fees: 13.00 Taxes: 591.63

20130116-0005405

WARRANTY DEED

DANA DELWORTH
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 $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of January, 2013

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne M. Klaver	Silverton Mortgage Specialists	05206009300
(NAME)	(NAME)	
846 Florence Circle	1027 Monroe Drive NE Suite B	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Atlanta GA 30306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Angela Price, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Anne M. Klaver, 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:

A WIFE AND HUSBAND, ROBERT V. HECHT

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 Angela Price, an unmarried woman, by Warranty Deed from Alessia L. DeVasher, an unmarried woman, dated February 27, 2008 of record in Instrument No. 20080229-0020045, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 846 Florence Circle, Madison, TN 37115

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, has 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 11th day of January, 2013

x Angela Price
Angela Price

STATE OF x Florida
COUNTY OF x Gadsden

Personally appeared before me, the undersigned authority, **Angela Price**, the within named bargainor, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledge that ~~she/he/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of **January, 2013**

x Martha Arellano
Notary Public

My commission expires: x 1/31/13
produced TN DL 111316112 as ID

MARTHA A. ARELLANO
Comm# DD0835200
Expires 1/31/2013
Notary Assn., Inc