Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Amy Richardson
622 Westcrest Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

BILL GARRETT, Davidson County
Trans:T20130040318 DEEDWARR
Recvd: 05/15/13 08:46 3 pgs
Fees:18.00 Taxes:728.90
20130515-0048708

MAP 147-10
GROUP
PARCEL 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Heather Larsen Angola and Alexander Angola, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Amy Richardson, unmarried**, 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 Lot No. 219 on the Plan of Whispering Hills, Section 11-A, of record in Plat Book 2331, page 132, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Heather M. Larsen by deed dated February 23, 2009 from Lindsey Monger (fka Lindsey E. Mayes) and husband, David S. Monger of record in Instrument no. 20090227-0017384, Register's Office for Davidson County, Tennessee. Heather M. Larsen is now known as Heather Larsen Angola.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **622 Westcrest Drive, Nashville, Tennessee 37211.**

*Alexander Angola, spouse of Heather Larsen Angola, hereby joins in thsi conveyance transferring all his right, title, and interest in said property, marital or otherwise.

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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the **30th** day of **April, 2013.**

Heather Larsen Angola

Alexander Angola

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Heather Larsen Angola and Alexander Angola, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2013.

NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
5-3-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $197,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY