BILL GARRETT, Davidson County
Trans: T20130073912 DEEDWARR
Recvd: 08/27/13 10:27 2 pgs
Fees: 13.00 Taxes: 370.00

20130827-0090187

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 100,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AMY WOODARD **KRISTY DOHERTY**		
107 SHEVEL DRIVE	**NEW OWNER**	**025-120/029.00**
GOODLETTSVILLE, TN 37072		

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 ACKNOWLEDGE, WE,

DIANE B. SLOAN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMY WOODARD and KRISTY DOHERTY

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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Clark Place, Section III, as of record in Book 2330, page 11, Register's Office for Davidson County, Tennessee.
Said Lot No. 16 fronts 117.85 feet on the southerly side of Shevel Street and extends back along an irregular line on the westerly side 309.54 feet and along the line between lots 16 and 17 on the easterly side 310 feet to a dead line in the rear on which it measures 179.30 feet.

BEING THE SAME PROPERTY CONVEYED TO STEVEN R. SLOAN AND WIFE, DIANE B. SLOAN, BY WARRANTY DEED FROM W.C. MONCRIEF, JR., DATED 03/01/1989 RECORDED ON 03/03/1989 IN BOOK 7785 PAGES 283-285 SAID REGISTER'S OFFICE FOR SAID COUNTY. STEVEN R. SLOAN HAS SINCE DIED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 107 SHEVEL DRIVE, GOODLETTSVILLE, TN 37072.

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, have a good right to convey it and the same in 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 my/our hand(s) this 21st day of August, 2013.

Diane B. Sloan
DIANE B. SLOAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DIANE B. SLOAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2013.

Lindsey G. Boswell
Notary Public

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.