Davidson County DEEDWARR
Recvd: 02/20/14 09:40 3 pgs
Fees:18.00 Taxes:1454.10
20140220-0014489

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010121**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $393,000.00 Affiant Subscribed and sworn to before me, this 18th day of February, 2014. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Real Property Concepts, LLC 3821 Cross Creek Road Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-15-0-089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty O. Nance, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Real Property Concepts, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1-B, ZONE LOT DIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT NO. 3 OF J. T. JENKINS HOME TRACT, as shown on plat of record in Plat Book 6250, Page 172, Surveyor's Certificate of Correction recorded in Book 6411, Page 176, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William R. Nance and wife, Betty O. Nance by Warranty Deed from Bobby W. Dickerson and wife, Jerri C. Dickerson, recorded on the 13th day of November, 2002 in Instrument No. 20021113-0140822, in the Register's Office of Davidson County, Tennessee. The said William R. Nance having since died on 12/08/2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT NO. 3 OF J. T. JENKINS HOME TRACT, as recorded in Plat Book 6250, Page(s) 172, Surveyor's Certificate of Correction recorded in Book 6411, Page 176 and Plat recorded in Plat Book 5190, Page 697.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer, recorded in Book 6229, Page 711.

This is improved property located at 1162 Sewanee Rd Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2014.

Betty O. Nance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty O. Nance, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

