BILL GARRETT, Davidson County
Trans:T20140022252 DEEDWARR
Recvd: 04/02/14 14:33 2 pgs
Fees:13.00 Taxes:795.50

20140402-0027491

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

TARA JONES
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 $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2014.

My Commission Expires September 9, 2014

Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Houston and Connie Houston	New Owner	126-16-0A-440.00-CO
(NAME) 1301 Westvale Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS) , ,	
(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, **Helena A. Nesbitt, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William Houston and Connie Houston, husband and wife**, 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. 593, Final Plat Parkview at Riverwalk, Phase I, as shown on plan of record in Instrument No. 20050215-0016985, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Helena A. Nesbitt, an unmarried woman, by Warranty Deed dated September 26, 2007 from Corinthian Custom Homes, Inc. and filed of record in Instrument No. 20071001-0116772, Register's Office for 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.

This is improved property, known as 1301 Westvale Drive, Nashville, TN 37221

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 I do covenant

with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this **31st** day of **March, 2014**.

Helena A. Nesbitt

Helena A. Nesbitt

STATE OF Pennsylvania
COUNTY OF Cumberland

Personally appeared before me, the undersigned authority, **Helena A. Nesbitt, an unmarried woman**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **March, 2014**.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AMANDA B. LINGLE, Notary Public
Hampden Twp., Cumberland County
My Commission Expires March 23, 2015

Amanda B. Lingle
Notary Public

My commission expires: