BILL GARRETT, Davidson County
Trans:T20140047201 DEEDWARR
Recvd: 07/02/14 11:48 2 pgs
Fees:13.00 Taxes:1261.70
20140702-0058234

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1092

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christine Suozzi 829 Highalnd Park Court Nashville, TN 37205	New Owner	143-03-0 021.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $341,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2014.

Notary Public

My Commission Expires: 10-18-16
(Affix Seal)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Everett Lybolt, unmarried and Sherlean Lybolt, unmarried, joint tenants with right of survivorship, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Christine Suozzi, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of West Meade Highlands, Section 1, as shown by plat of record in Plat Book 3700, page 69 and 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Everett Lybolt, unmarried and Sherlean Lybolt, unmarried, joint tenants with rights of survivorship by Warranty Deed from Paul Thomas Martin and wife, Elizabeth A. Martin, dated June 29, 2006, recorded July 12, 2006, in Instrument No. 20060712-0083951, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **829 ~~Highland~~ Highland Park Court, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 that we 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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **1st** day of **July, 2014.**

GRANTOR(S)

Everett Lybolt

Sherlean Lybolt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Everett Lybolt and Sherlean Lybolt** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **1st** day of **July, 2014.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires: