BILL GARRETT, Davidson County
Trans:T20150011051 DEEDWARR
Recvd: 02/12/15 10:46 2 pgs
Fees:13.00 Taxes:1035.63
20150212-0012993

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 10th day of February, 2015.

Notary Public
My commission expires: January 11, 2017

02-1502-49376

Address of New Owner:	Send Tax Bills to:	Tax Information
Margo G. Angell 2050 Graceland Dr. Goodlettsville TN 37072	New Owner	007-15-0-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles A. Pinder and wife, Rosetta J. Pinder, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Margo G. Angell and Charles D. Angell, tenants in common with right of survivorship, hereinafter called the Grantees, their successors 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. 115, on the Plan of Section Five, Grizzard Manor, of record in Book 4675, Page 163, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles A. Pinder and wife, Rosetta J. Pinder by deed from Majdi Al-Kurdi and wife, Deborah Al-Kurdi, dated September 18, 2009, recorded September 23, 2009, of record in Instrument No. 20090923-0088368, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2050 Graceland Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of February, 2015.

Charles A. Pinder

Charles A. Pinder

Rosetta J. Pinder

Rosetta J. Pinder

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles A. Pinder and Rosetta J. Pinder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of February, 2015.

Notary Public
State of Tennessee at Large

My Commission expires
2/22/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON