WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150069505 DEEDWARR
Recvd: 08/18/15 12:42 3 pgs
Fees: 18.00 Taxes: 2904.50
20150818-0083090

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark John Rice and Lori Ann Deitte	New Owner	
(NAME)	(NAME)	131-01-0F 010.00 CO
118 Chatsworth Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **WILLIS C. NOWELL, JR. AND WIFE, MICHELLE R. NOWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK JOHN RICE AND LORI ANN DEITTE,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5200, Page 508 and Plat Book 5200, Page 575, said Register's Office; (c) restrictive covenants of record in Book 6049, Page 665, Book 6114, Page 43, Book 6114, Page 49, Instrument Nos. 20050126-0009824 and 20050222-0019401, said Register's Office; (d) Charter of Chatsworth Homeowners Association recorded in Book 6121, Page 522, said Register's Office; (e) Easement for Right of way and Electrical, recorded in Book 8489, Page 537, said Register's Office; and (f) Easement for Right-of-way, recorded in Book 6413, Page 704, said Register's Office.

unimproved
This is improved x property, known as 118 Chatsworth Dr., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 14 day of August, 2015.

WILLIS C. NOWELL, JR.

MICHELLE R. NOWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willis C. Nowell, Jr. and Michelle R. Nowell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Chatsworth (formerly Buxton Square), of record in Book 5200, Page 575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description; said description being incorporated herein by reference the same as if copied fully herein verbatim.

Also conveyed herewith is all our right, title and interest in and to that certain easement of record in Book 6413, Page 704, Register's Office for Davidson County, Tennessee, described as follows, to wit:

A parcel of land situated in Metropolitan Nashville, Davidson County, Tennessee, and being a portion of Lot No. Nine (9) of Chatsworth Subdivision, plat of which is of record in Plat Book 5200, Page 575, in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Being the Westernmost approximately thirteen and one-half (13 1/2') inches of Lot No. 9 and beginning on the Southerly boundary line tapering to 0 at the Norther property line lying along the entire Westerly boundary line of Lot No. Nine (9).

Being the same property conveyed to Willis C. Nowell, Jr., and wife, Michelle R. Nowell by Warranty Deed from John A. Gholson, III, unmarried, recorded on the 29th day of November, 2010 in Instrument No. 20101129-0094622, in the Register's Office of Davidson County, Tennessee.