# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/15 15:32 3 pgs
Fees:18.00 Taxes:893.94
**20150904-0090637**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $241,605.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1414B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Nancy Hoddinott | NEW OWNER | 073-13-0-157-00 |
| 2715 Mailan Drive | | |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**AMANDA K. RATHE AND HUSBAND, GRANT R RATHE**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**NANCY HODDINOTT, UNMARRIED**

HEREINAFTER CALLED THE GRANTEE(S), 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. 60 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda K. Rathe and husband, Grant R. Rathe by warranty deed from Anthony DeSoto and Michelle DeSoto, husband and wife of record in Instrument No. 20121031-0099953 Register's Office for Davidson County, Tennessee, dated 10/29/2012 and recorded on 10/31/2012. (Value of consideration shown in aforementioned deed $162,000.00.) Being also known as 2715 Mailan Drive Nashville, TN 372061012. Property address being provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee.

This is property known as 2715 Mailan Drive, Nashville, TN 372061012

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 4th day of September, 2015.

Amanda K. Rathe

Amanda K. Rathe

Grant R Rathe

Grant R Rathe

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, AMANDA K. RATHE AND GRANT R RATHE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of September, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 15-1414B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

