WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085745 DEEDWARR
Recvd: 10/08/15 08:34 3 pgs
Fees:18.00 Taxes:832.50
20151008-0102556

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Noelle Blessey	New Owner	07204018100
(NAME)	(NAME)	
1517 Norvel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Rachel D. Robie, unmaried and Bobby Robie, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Noelle Blessey, an unmarried woman and Kimberly Bernstein, an unmarried woman as Joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1, and that part of the westerly 11 feet 6 inches of Lot No. 6 lying immediately to the rear of Lot No. 1 of Block "A", on the Plat of Inglewood Terrace, as of record in Plan Book 1130, Page 1, Register's Office for Davidson County, Tennessee, which may be referenced for a more complete description.
Said Lot fronts 65 feet 6 inches on the northeasterly side of Norvell Avenue, formerly Little Avenue, and extends back 150 feet on the northwesterly line and 149 feet on the southeasterly line to a dead line, measuring 59 feet 6 inches thereon.

Being the same property conveyed to Rachel Robie by Quitclaim Deed from Aesthetic Accents, Inc., dated October 2, 2015 and filed as Instrument Number 20151008-0102555, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1517 Norvel Avenue, Nashville, TN 37216

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 2nd day of October, 2015.

Rachel Robie

x

Bobby Robie

STATE OF TENNESSEE

COUNTY OF WILSON

On this 2nd day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Rachel D. Robie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 8.14.17

Notary Public

STACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF

On this _____ day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Bobby C. Robie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 2nd day of Oct., 2015.

Rachel Robie

x Bobby Robie
Bobby Robie

STATE OF TENNESSEE

COUNTY OF WILSON

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WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

STATE OF ~~TENNESSEE~~ Ohio

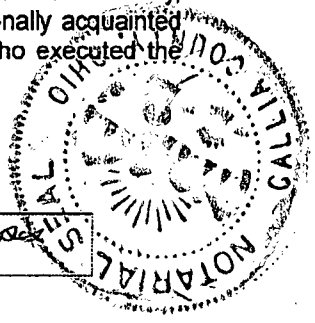
COUNTY OF Gallia

On this 2nd day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Bobby C. Robie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
Aug. 22, 2016

William W. Phillips
Notary Public



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122