398

BILL GARRETT, Davidson County
Trans:T20150102822 DEEDWARR
Recvd: 12/04/15 13:50 2 pgs
Fees:13.00 Taxes:573.50
20151204-0122530

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Abigail Langworthy
569 McMurray Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE
Avenue Bank

MAP 134
GROUP 09 0 B
PARCEL 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **4116 Partner Way Land Trust, Belle Meade Title & Escrow Corporation trustee, Dated August 3, 2015** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Abigail L. Langworthy, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

LAND in Davidson County, Tennessee, being known as Lot No. 14 as shown on the map entitled Providence Park Phase 1, Section2, of record as Instrument No. 20040120-0007535, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Belle Meade Title & Escrow Corporation, Trustee for 4116 Partner Way Land Trust, by Quitclaim Deed from Mike Maitland, dated August 3, 2015, and recorded in Instrument No. 20150804-0076942, in the Register of Deeds Office in and for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Instrument No. 20040120-0007535, said Register's Office.
3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions contained in an instrument of record as Instrument No. 20031007-0148249, as amended of record as Instrument No. 20031020-0154723, as amended of record as Instrument No. 20040324-0033177, and as further amended of record as Instument No. 20040930-0117792, said Register's Office.
4) Agreement for Dedication of Eastment for Sanitary Sewers and/or Storm Drainage of record in Book 8347, page 34, said Register's Office.
5) Storm Water Detenion Agreements of record in Book 7262, page 388, Book 8337, page 556, and as Instrument No. 20030409-0047549, said Register's Office.
6) Any and all restrictions, conditions, and easements of record

This is improved property known as 4116 Partner Way, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Abigail L.

Langworthy, unmarried, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 2nd day of December, 2012.

4116 Partner Way Land Trust,
Belle Meade Title & Escrow Corporation trustee,
Dated August 3, 2015

By: Robert J. Notestine, III, Trustee

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 **Robert J. Notestine, III**, 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, and who further acknowledged that they are the trustee(s) of the **4116 Partner Way Land Trust, Belle Meade Title & Escrow Corporation trustee, Dated August 3, 2015,** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 2nd day of December, 2015.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission expires: 4-6-19

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 2012.

ANGELA Y POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 5/8/18