WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/15 14:32 3 pgs
Fees:18.00 Taxes:621.60
20151208-0123600

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$168,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of November, 20 15

Notary Public
My Commission expires: 10/2/17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Heather Misch	New Owner	041-11-0-129.00
3901 Devonshire Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rico Lamont Caruthers, Sr.**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Heather Misch, an unamrried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 54 on the plan of Bellshire Estates, Section 4, of record in Book 2133, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the northerly margin of Westchester Drive at the corner of Lots Nos. 54 and 55; thence, with the line between said two lots, northwardly 230 feet to the southerly line of Lot No. 53; thence with the line between Lots Nos. 53 and 54 westwardly 206 feet to the easterly margin of Devonshire Drive; thence with said drive southwardly 244.5 feet to the beginning of a curve; thence around said curve with a radius of 29 feet in a southeasterly direction 39.3 feet to the northerly margin of Westchester Drive; thence with said drive, eastwardly 155.7 feet to the beginning.

Being the same property conveyed to Rico Lamont Caruthers, Sr., a married man, by deed from Bert T. Paddock and Leanne D. Paddock, husband and wife, on September 30, 2008, of record in Instrument Number 20081003-0100778, Register's Office for Davidson County, Tennessee. Further conveyed to Rico Lamont Caruthers by Quitclaim Deed from Catrina Seanell Caruthers of record in Instrument Number 20151208-0123599 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 133, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6399, page 1; Book 4476, page 565; and book 2294, page 346, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3901 Devonshire Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 10, 2015.

Rico Lamont Caruthers Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rico Lamont Caruthers, Sr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2015

My commission expires 11/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

