| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16016267**<br><br>BILL GARRETT, Davidson County<br>Trans:T20160005957 DEEDWARR<br>Recvd: 01/25/16 09:10 2 pgs<br>Fees:13.00 Taxes:554.63<br>20160125-0006544 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $149,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of January, 2016.<br><br>Notary Public<br>My Commission Expires: 7-3-17<br><br>MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Marci L. Angevine<br>3517 DONNA KAY DR<br>Nashville TN 37211-3549 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>134-05-0-030.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Richards n/ka Barbara Bell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marci L. Angevine**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 62, SECTION 3, ADDITION TO GREENWOOD HILLS, as shown on plat of record in Plat Book 5200, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barbara Richards by Warranty Deed from Fox Ridge Homes, Inc., as recorded on the 18th day of January, 1983 in Deed Book 5994, Page 419, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, ADDITION TO GREENWOOD HILLS, as recorded in Plat Book 5200, Page(s) 33.

Covenants, Conditions and Restrictions recorded in Book 5259, Page 933.

This is improved property located at 3517 DONNA KAY DR Nashville TN 37211-3549

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of January, 2016.

Barbara Richards n/k/a Barbara Bell William L. Bell

Barbara Richards n/k/a Barbara Bell William L. Bell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Richards n/k/a Barbara Bell and William L. Bell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018