BILL GARRETT, Davidson County
Trans:T20160023669 DEEDWARR
Recvd: 03/23/16 13:40 2 pgs
Fees:13.00 Taxes:851.00
20160323-0027543

| | |
|---|---|
| (Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF ~~WILLIAMSON~~ Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $230,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of March, 2016.<br><br>Notary Public<br><br>My commission expires: 10/18/16 |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Amy Lovell** | **New Owner** | **Map/Parcel: 061-07-0-057.00** |
| **1007 Broadmoor Drive** | | |
| **Nashville, TN 37216** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**William Brady Bessinger and Chelsea Leigh Woolsey, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Amy Lovell, single**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

DAVIDSON

Land in ~~Davison~~ County, Tennessee, being Lot No. 18, Block H. Broadmoor Section 2, as shown on plat book 547, Page 174 Register's Office for Davidson County, Tennessee, to which plan reference is hereby make for a more complete description of said lot.

Being the same property conveyed to William Brady Bessinger and Chelsea Leigh Woosley, husband and wife, by Warranty Deed, from Frances L. James, unmarried, dated December 19, 2008 of record in instrument no. 20081223-0122408, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 547, Page 174, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement to Metro of record in Book 4139, Page 290, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1007 Broadmoor Drive, Nashville, TN 37216.

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 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 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/our hand(s) this 21st day of March, 2016.

William Brady Bessinger

Chelsea Leigh Woolsey

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, William Brady Bessinger and Chelsea Leigh Woolsey, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160087SH**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**