WARRANTY DEED

File #2016030217

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Pamela Lovelace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2016.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Lovelace Lacy Grizzard	New Owner Same	061-15-026500
(NAME)	(NAME)	
1306 Robert E. Lee Lane	AS	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160028697 DEEDWARR
Recvd: 04/08/16 11:13 2 pgs
Fees:13.00 Taxes:684.50
20160408-0033839

FOR AND 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 ACKNOWLEDGED, I/WE, **Tina D. Rosenburg Faith aka Tina Faith, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Lovelace and Lacy Grizzard, Tenants in Common, with rights of survivorship,** 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:

Being Lot No. 16, on the plan of Shadowlawn Subdivision, as the same appears of record in Plat Book 1130, Page 84, Register's office for Davidson County, Tennessee, and the easterly 29 feet 7 inches front and 50 feet 4 inches rear of Lot No. 44, on the plan of M.N. Young Inglewood Annex, as of record in Book 547, Page 197, said Register's Office, and more particularly described as follows:

According to a copy of a survey by Hal R. Swann, Jr., Surveyor, dated March 20, 1948, said Lot No. 16 and part of Lot No. 44 adjoin and front together 89 feet 7 inches on the southerly side of Norvel Avenue, and run back between lines, 193.9 feet on the easterly line of said Lot No. 16 and 205 feet on the westerly line of said part of Lot No. 44, to a dead line in the rear measuring 98 feet 4 inches thereon.

Being the same property conveyed to Tina Faith, Unmarried, by Greg Faith, Unmarried, dated 4-2-16, of record in Instrument No. 20160408-0033838, said Register's Office. Tina Faith and Tina D. Rosenburg Faith being one and the same person.

Being the same property conveyed to Tina D. Rosenburg Faith and Husband, Greg Faith, by Quitclaim Deed from Tina D. Rosenburg, dated 03/03/1999, of record in Book 11380, Page 896, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 1130, Page 84, said Register's Office.; Any and all matters as set forth in the plat of record in Plat Book 547, Page 197, said Register's Office.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as of record in Book 4045, Page 298, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1416 Norvel, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 5th day of April, 2016.

Tina D. Rosenburg Faith, aka Tina Faith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Tina Faith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of April, 2016.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128