BILL GARRETT, Davidson County
Trans:T20160029369 DEEDWARR
Recvd: 04/11/16 15:11 2 pgs
Fees:13.00 Taxes:1302.40
20160411-0034636

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEOFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Cassie Foote and Adam Foote	FirstBank	**083 08 0 265.00**
(NAME)	(NAME)	
801 Crescent Hill Rd	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160253

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, Harold S. West , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Cassie Foote and Adam Foote, wife and husband, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 33, on the Final Plat of Rosebank Meadows, Phase One, which is of record in Book 9700, Page 531, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Harold S. West by Warranty Deed from The Estate of Steven D. Mitchell, dated August 8, 2005 and filed of record in Instrument No. 20050811-0095268, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 10775, page 805 and amended in Instrument No. 20011126-0128275, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Right-of-Way Easement of record in Book 2739, Page 623, Register's Office for said County.

Subject to Transmission Line Easement of record in Book 6200, Page 899, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 801 Crescent Hill Rd, Nashville, TN 37206

(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of April, 2016

Harold S. West

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Harold S. West, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of April, 2016.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212