BILL GARRETT, Davidson County
Trans: T20160031988 DEEDWARR
Recvd: 04/19/16 13:29 2 pgs
Fees: 13.00 Taxes: 1209.90
20160419-0037780

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $327,000.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amanda Black	SWBC Mortgage	083-02-0-063.00
2549 Val Marie Drive	9311 San Pedro Ave, Suite 100	
Madison, TN 37115	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COURTNEY RICE,A MARRIED WOMEN, FORMERLY KNOWN AS COURTNEY KYLMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMANDA BLACK AND MICHAEL BLACK, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Sharpe and Horn's Subdivision of Elmwood Place of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Kylman, a single person by Warranty deed from Christopher S. Boller and wife, Auralih Boller of record in Instrument No. 20120829-0077992 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on August 29, 2012.

The said Courtney Rice is formerly known as Courtney Kylman.

Being also known as 1426 Greenwood Avenue, Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 1426 Greenwood Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of April, 2016.

Courtney Rice, f/k/a Courtney Kylman

James Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Courtney Rice and James Rice, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2016.

My commission expires: 9/10/18

Notary Public

