NEW OWNER:
JACQUELINE E. KINZER
3312 WILLIAM BAILEY DRIVE
NASHVILLE, TN 37207

SEND TAX BILLS TO:

New Owner

Map & Parcel
059150A09400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0471

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160038575 DEEDWARR
Recvd: 05/09/16 15:12 3 pgs
Fees:18.00 Taxes:728.90
20160509-0045972

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Seven Thousand and 00/100 Dollars ($197,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VICTOR NAPOLEON MAYS,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JACQUELINE E. KINZER**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 122, on the plan of Chateau Valley, Phase III, as shown on the plat of the same of record in Instrument No. 20001103-0109136, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to VICTOR NAPOLEON MAYS by Warranty Deed from Cumberland Builders, Inc., dated February 2, 2005, and of record in Instrument No. 20050210-0015587, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3312 WILLIAM BAILEY DRIVE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20001103-0109136, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, CANDACE MAYS, former wife of the said VICTOR NAPOLEON MAYS, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, her heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of April, 2016.

Victor Napoleon

VICTOR NAPOLEON MAYS

Candace Mays

CANDACE MAYS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **VICTOR NAPOLEON MAYS and CANDACE MAYS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$197,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2016.

NOTARY PUBLIC

My commission expires: June 19, 2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018