Prepared by:
Continental Title Insurance Company
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

BILL GARRETT, Davidson County
Trans:T20160057281 DEEDWARR
Recvd: 07/06/16 09:15 2 pgs
Fees:13.00 Taxes:706.70

20160706-0068891

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 191,000.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2016.

Notary Public –
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob Chiavario 611 Glenpark Ct. Nashville, TN 37217	new owner	120-09-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela Y. Trotter Married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jacob Chiavario and Abigail Chiavario, Husband and Wife**, 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 part of Lot No. 5A18 on the Plan of Glengarry Park, Section 5A, as of record in Plat Book 3300, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 5A18 fronts 73.6 feet on the northwesterly margin of Glenpark Court and runs back on the northerly line, 191.8 feet, more or less, and 209.4 feet on the southerly line to a broken line in the rear measuring 141 feet, more or less.

Being the same property conveyed to BILLY GENE OUTLAND AND WIFE, PEGGY F. OUTLAND by Warranty Deed from W. Frank Breeden and Wife, Terri Lee Breeden, by Deed dated November 12, 1981, Recorded November 16, 1981, and of record in Book 5819, Page 359 in the Registers Office for Davidson County, Tennessee. Peggy F. Outland died on June 6, 2012, survived by her spouse and surviving tenant by the entirety, Billy Gene Outland. The said Billy Gene Outland died testate on May 9, 2015 and by his Last Will and Testament filed under Docket No. 15P-1201 Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to his daughter, Angela Y. Trotter.

Further, being the same property conveyed to Angela Y. Trotter by Executrix's Quitclaim Deed from Angela Y. Trotter, Executrix for the Estate of Billy Gene Outland by Deed dated February 25, 2016, recorded March 4, 2016 and filed for record in Instrument No. 20160304-0021073, Register's Office or Davidson County, Tennessee.

Angela Y. Trotter hereby certifies and affirms that the subject property has never been occupied by her as her marital home and was acquired through Testamentary Devise as her sole and separate 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 property is improved property known as 611 Glenpark Court., Nashville, TN 37217.

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 assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of July, 2016.

Angela Y. Trotter

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Y. Trotter, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this 1st, day of July, 2016.

Steven Richardson
State of Tennessee at Large

My Commission expires 12/14/16

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY