#10948

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160058957 DEEDWARR
Recvd: 07/11/16 14:31 2 pgs
Fees: 13.00 Taxes: 695.60
20160711-0070835

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to. Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Kirba	Embrace Home Loans Inc.	150160a09000co
(NAME)	(NAME)	
2800 Windcrest Trail	125 Coolsprings Blvd. Ste. 260	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David W. Bickel, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Margaret Kirba, married,** 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:

Land in Davidson County, Tennessee, being Lot No. 73 on the Final Plat of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David W. Bickel, by deed of record in Instrument No. 20060328-0035236 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of David W. Bickel by Lisa G. Taber his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No 20160711-0070834 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2800 Windcrest Trail, Nashville, TN 37013

(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 my/our hands this 7th day of July, 2016.

David W. Bickel

By Lisa G. Taber his attorney in fact

David W. Bickel by Lisa G. Taber, his attorney in fact

State of Tennessee
County of DAVIDSON

On this the 7th day of July, 2016, before me personally appeared Lisa G. Taber, the person who executed the foregoing instrument on behalf of David W. Bickel and who acknowledged that she executed the same as the free act and deed of the said Daivd W. Bickel, through Power of Attorney granted she by the said David W. Bickel.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017