WARRANTY DEED

File #16286

BILL GARRETT, Davidson County
Trans:T20160076639 DEEDWARR
Recvd: 09/01/16 09:58 2 pgs
Fees:13.00 Taxes:758.50
20160901-0091901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Liegibel	New owner	-147-06-0-146.00
(NAME)	(NAME)	
4973 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4705		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Terry Paschall, an unmarried man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Liegibel, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 685 on the Plan of Section Five, Caldwell Hall of record in Plat Book 3106, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 685 fronts 73.85 feet on the Northeasterly margin of Edmondson Pike, running back between lines measuring 354.3 feet on the Northwesterly side and 375.6 feet on the Southwesterly side to a broken line in the rear, on which it measures 104.92 feet.

Being the same property conveyed to Terry Paschall by Quitclaim deed from James C. Paschall, a widower of record in Book 10516, page 998, Register's Office for Davidson County, Tennessee, dated February 12, 1997 and recorded on July 03, 1997. The said James C. Paschall, who reserved a life estate for himself in the above referenced Quitclaim Deed, having since died on September 19, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 4973 Edmondson Pike, Nashville, TN 37211-4705

(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 hand this 29th day of August, 2016.

TERRY PASCHALL BY: _____, ATTORNEY IN FACT

Terry Paschall by Joshua Fykes, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joshua Fykes** , with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Terry Paschall** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Terry Paschall** , and is authorized by **Terry Paschall** to execute this instrument on his/her behalf.

This the 29th day of August, 2016.

My Commission Expires: 9-5-2016

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027