BILL GARRETT, Davidson County
Trans:T20160086620 DEEDWARR
Recvd: 10/03/16 10:36 2 pgs
Fees:13.00 Taxes:945.89
20161003-0103863

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,645.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Pamela Sue Davis	new owner	**143-02-0B-008.00-CO**
714 Harpeth Trace		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Betty Vilt, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Pamela Sue Davis, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Revised Plan of Treetops at Harpeth Trace, a Planned Unit Development of record in Plat Book 6250, Page 455, 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 Betty Vilt, unmarried by Warranty deed from Earl James Wills, IV and Hope Rigby-Wills, husband and wife of record in Instrument No. 20120801-0068065 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on August 01, 2012.

This is X improved ☐ unimproved property known as **714 Harpeth Trace, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 455; Declaration of Covenants, Conditions and Restrictions for Treetops at Harpeth Trace, with By-Laws of Treetops at Harpeth Trace Homeowners' Association appended thereto, of record in Book 6287, Page 417 and amended in Instrument No. 20150622-0059531; Charter of Treetops at Harpeth Trace Homeowners' Association of record in Book 8085, page 576; Conveyance of common areas to Treetops at Harpeth Trace Homeowners' Association of record in Book 6465, page 410; Deed of Conveyance of record in Book 7389, Page 170, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2016.

Betty Vilt

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Betty Vilt, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2016.

Notary Public

My Commission Expires: 8-18-18



SolomonParks File No. 2163137