WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160091623 DEEDWARR
Recvd: 10/18/16 09:34 2 pgs
Fees:13.00 Taxes:943.50
20161018-0109765

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Charlotte A Burbank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2016.

Karen S. Felts
Notary Public

MY COMMISSION EXPIRES: 1/16/19
(AFFIX SEAL)

KAREN S. FELTS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-6-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Van Disseldorp	Iberia Bank	14214019400
(NAME) 117 Beech Bend Court	(NAME) 12719 Cantrell Rd	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Little Rock AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Holly D. Hail now known as Holly D. Linville, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly Van Disseldorp and Cornelis Van Disseldorp, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 711 on the Plan of Section Three, Harpeth Woods, of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Holly D. Hail, unmarried by Warranty Deed from Anthony L. Phillips and spouse, Kimberly M. Phillips, dated 08/03/1998, recorded 08/04/1998, of record in Book 11050, Page 676, in the Register's Office for Davidson County, Tennessee.

Jason Linville joins in this conveyance to convey any and all marital interest he may have in the subject property

This Conveyance is subject to the following:

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
Taxes for 2017 and subsequent years, a lien not yet due and payable. 2016 Taxes were prorated between Grantor and Grantee
All matters shown on the plat of record in Plat Book 5200, Page 270, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5867, Page 193 and Amendment of record in Book 5882, Page 261, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto

Easement for the flow of Harpeth River, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 117 Beech Bend Court, Nashville, TN 37221
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 13th day of October, 2016.

Holly D. Linville

Holly D. Linville

Jason Linville

State of Tennessee
County of Williamson

Personally appeared before me Holly D. Linville and Jason Linville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of October, 2016.

Notary Public

My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY