# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carmen Velez | new owner | |
| (NAME) | (NAME) | |
| 271 Wallace Road | | 147-04-0-075.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**Davidson County DEEDWARR**
**Recvd: 10/31/16 13:39 3 pgs**
**Fees:18.00 Taxes:795.50**
**20161031-0114875**

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, we, **Roger S. Austermiller and Penny Austermiller**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carmen Velez**, 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. 169 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, 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 Roger S. Austermiller and wife, Penny Austermiller by Warranty Deed from Dennis H. Donovan and wife, Yvonne F. Donovan, dated 09/28/2016, recorded 10/10/2016, of record in Instrument No. 20161010-0106789, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3300, Page 84, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 3460, Page 295, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 3977, Page 96, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 271 Wallace Road, Nashville, TN 37211

(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 28th day of October, 2016.

Roger S. Austermiller

Penny Austermiller

State of Tennessee
County of Wilson

Personally appeared before me Roger S. Austermiller and Penny Austermiller, 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 28th day of October, 2016.

Notary Public Sheila McCord
My Commission Expires: 3/6/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

# *TRUE COPY CERTIFICATION*

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY