WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018105 DEEDWARR
Recvd: 03/02/17 11:06 2 pgs
Fees:13.00 Taxes:3774.00
20170302-0020709

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA WILLIAMSON DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristy L. Tinsley	Wells Fargo Bank, NA	104 10 0 163.00
(NAME)	(NAME)	
3211 Overlook Drive	6200 Park Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	DesMoines, IA 50321	
(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, WE, **Nicole Paxson, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristy L. Tinsley, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Anderson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 196, on the Plan of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 195 and 196; thence southeastwardly, with the line between said lots, 180 feet to the line of lot 202; thence with the line between lots 196 and 202, northeastwardly 52 feet to the common corner of Lots 196 and 197; thence with the line between said Lots, northwestwardly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of said Drive; southwestwardly 70 feet to the beginning.

Being the same property conveyed to Nicole Paxson, unmarried, by Warranty Deed from Michael Kaplan, married, dated September 10, 2015 and filed for record 09/23/2015 in Instrument No. 20150923-0096545, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3211 Overlook Drive, Nashville, TN 37212
(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 our hands this 28th day of February, 2017.

Nicole Paxson

State of Tennessee
County of Davidson

On this 28th day of February, 2017, before me, a Notary public in and for said County and State, personally appeared Nicole Paxson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019