Box 14
G29539-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026220 DEEDWARR
Recvd: 03/29/17 08:48 2 pgs
Fees:13.00 Taxes:736.30

20170329-0030286

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Anna Agee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Devane	F&M Bank	073-10-0-050.00
(NAME)	(NAME)	
1224 Berwick Trail	802 Memorial Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(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, **Angela Pointer, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rebecca Devane, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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. 14 on the Plan of Moss Rose Estates of record in Book 4860, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Angela Pointer, unmarried by Warranty Deed dated 07/26/2002 from Larry K. Wilkerson and wife, Vickie L. Wilkerson of record in Instrument 200207310091526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 4860, Page 112; (2) Restrictions of record in Book 5039, Page 359, as amended of record in Book 5138, Page 645, as amended of record in Book 5311, Page 345, as amended of record in Book 5910, Page 336, said Register's Office.

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 3721 Moss Rose Drive, Nashville, TN 37216
(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), her heirs and/or 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), her heirs and/or 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 27th day of March, 2017.

Angela Pointer

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 27th day of March, 2017.

Notary Public Jill L. Swicegood
My Commission Expires: 9/4/2019

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129