BILL GARRETT, Davidson County
Trans:T20170032521 DEEDWARR
Recvd: 04/18/17 13:13 2 pgs
Fees:13.00 Taxes:858.40
20170418-0037823

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2017.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jamie Elizabeth Codispoti	**New Owner**	**Map/Parcel: 041-11-0-108.00**
3912 Devonshire Drive		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Beverly Diane Levine, Trustee under the Irrevocable Trust Agreement of Betty Holloway, dated November 9, 2014

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Elizabeth Codispoti, *an unmarried woman*

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 173 on the Plan of Section IV, Bellshire Estates, of record in Plat Book 2133, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot 173 fronts 114.9 feet on the westerly margin of Devonshire Drive and runs back between lines, 325.2 feet on the south line and 294 feet on the north line, to a dead line in the rear on which it measures 162 feet.

Being the same property conveyed to Roy W. Holloway and wife, Betty Jane Holloway, by Warranty Deed, from Nina M. Jackson, a married woman, Betty Jane Holloway, a married woman, Janet Leigh Alessio, a married woman, Joni Lynn Kies, a married woman, Jennifer Lane Houdeshell, a married woman and Robert Franklin Hunter, Jr., a married man, dated September 10, 2003, of record in Instrument No. 20030918-0137778, Register's Office for Davidson County, Tennessee. Roy W. Holloway having since died. Said property being further conveyed to Beverly Diane Levine, Trustee under the Irrevocable Trust Agreement of Betty Holloway, dated November 19, 2014, by Quitclaim Deed, from Betty Jane Holloway, dated January 21, 2015, of record in Instrument No. 20150203-0010223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2133, Page 113, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6399, Page 1, amended in Book 8462, Page 327 Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3912 Devonshire Drive, Nashville, TN 37207.

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 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 my/our hand(s) this 14th day of April, 2017.

Irrevocable Trust Agreement of Betty Holloway

Beverly Diane Levine, Trustee
By: Beverly Diane Levine, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Beverly Diane Levine,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Irrevocable Trust Agreement of Betty Holloway**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of April, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2019

File #: **170190JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027