Return to!

NEW OWNER:

Clifford G. Capehart
2873 McGavock Pike
Nashville, TN 37214

SEND TAX BILLS TO:

Michael Dulion & Darly Dulion
21 Griffing Circle
Asheville, NC 28804

073-03-0-083.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0255 LB

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170043958 DEEDWARR
Recvd: 05/24/17 08:56 2 pgs
Fees:13.00 Taxes:913.90
20170524-0051404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Seven Thousand and 00/100 Dollars** (**$247,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JANE E. KEITH,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CLIFFORD G. CAPEHART, unmarried** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Sutherland Heights of record in Plat Book 2663, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane E. Keith by Executor's Quitclaim Deed from Joan Elizabeth Barnfield, Executrix of the Estate of Betty A. Barnfield of record in Instrument No. 20100401-0024668 Register's Office for Davidson County, Tennessee, dated March 31, 2010 and recorded on April 01, 2010.

This is IMPROVED property being also known as 2873 McGavock Pike Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **12th** day of **May, 2017**.

Jane E Keith
JANE KEITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JANE KEITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **12th** day of **May, 2017**.

Leanna E. Bowen
NOTARY PUBLIC

My commission expires: 7/11/17

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **247,000.00**.

AFFIANT

Sworn to and subscribed to before me this **12th** day of **May, 2017**.

Leanna E. Bowen
NOTARY PUBLIC

My commission expires: 7/11/17

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY