Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170067368 DEEDWARR
Recvd: 08/04/17 10:51 2 pgs
Fees: 13.00 Taxes: 721.50

20170804-0079822

W-VRES-17-650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~ $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SARA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chelsea Karle	New Owner	
(NAME)	(NAME)	**059-05-0-145.00**
650 Vanderhorst Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **ELIZABETH M. BACKUS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA KARLE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 233 on the Plan of Section 2, Haynes Manor of record in Plat Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northwesterly margin of Vanderhorst Drive, the common corner of Lots Nos. 232 and 233; thence with the line between said Lots, Northwestwardly 95.5 feet to a concrete monument at the common rear corner of Lots Nos. 232, 233 and 234; thence with the line between Lots Nos. 233 and 234, Northeasterly 84.2 feet to a point in the Southwesterly margin of Cravath Drive; thence with said margin of said Drive, Southeastwardly 123.59 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, Southwestwardly 41.79 feet to a concrete monument in the Northwesterly margin of Vanderhorst Drive; thence with the margin of same, Southwestwardly 83.7 feet to the point of beginning.

Being the same property conveyed to Ethel B. Miller, an unmarried individual, a life estate interest in my property while reserving to Elizabeth M. Backus, an unmarried individual by Quitclaim Deed from Elizabeth M. Backus, an unmarried individual of record in Book 8249, page 573, Register's Office for Davidson County, Tennessee, dated December 04, 1990 and recorded on December 04, 1990. The said Ethel B. Miller now being deceased.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 3700, Page 88, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4062, Page 443, corrected in Book 4081, Page 854, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **650 Vanderhorst Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 26th DAY OF JULY, 2017.

Elizabeth M. Backus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH M. BACKUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of July, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212