This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Patricia Rhame
702 Sevenmile Ct
Nashville, Tennessee 37211

MORTGAGEE:

Bill Garrett Davidson County
Batch# 2464 DEEDWARR
09/20/2017 08:29:44 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20170920-0096166

SEND TAX BILL TO:
Owner

MAP 133-08
GROUP
PARCEL 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George B. Stallings, II,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Patricia Rhame**, hereinafter called the GRANTEE, her 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. 41A on the Plan Zero Lot Division, Lot Numbers 36 and 41, Phase II Valley View Terrace, as shown by plat and survey of record in Plat Book 5200, page 119, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George B. Stallings, II by deed from Stephen Chaisson of record in Instrument no. 20040517-0057399, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **702 Sevenmile Ct, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **12th** day of **September, 2017.**

George B. Stallings, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **George B. Stallings, II**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of September, 2017.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 10/23/17

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY