Send Tax Statements To:
New Owner

Name and Address of New Owner:
Jessica Elaine Nolan
313 Clofton Drive
Nashville, TN 37221

This Instrument Prepared By/~~Return To:~~
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 142 14 0 208

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CYNTHIA A. OSTLE, UNMARRIED,** has this day bargained and sold and does hereby transfer and convey unto, **JESSICA NOLAN, UNMARRIED,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 2-B, Zone Lot Division, Harpeth View Estates, according to plat and survey appearing of record in Plat Book 6250, page 511,* of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> * and Book 6250, page 211
>
> Being the same property conveyed to Cynthia A. Ostle, Unmarried, by deed from Angela D. Custer, Unmarried, dated December 27, 2012, appearing of record in Instrument Number 20121231-0120846, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Easement to U. S. Sprint Communications Company of record in Instrument Number 20140114-0003778; Affidavit of record in Instrument Number 20140416-0031703; Tennessee Valley Authority Easement of record in Book 2271, page 192; and to any and all matters shown on said plat and survey of record in Plat Book 6250, page 511; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JESSICA NOLAN, UNMARRIED,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Bill Garrett Davidson County
Batch# 18372 DEEDWARR
10/26/2017 09:42:30 AM 2 pgs
Fees: $13.00 Taxes: $673.40
20171026-0109812

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of October, 2017.

Cynthia A. Ostle

Cynthia A. Ostle

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Cynthia A. Ostle**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 25th day of October, 2017.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 6-19-2018

AFFIDAVIT

I hereby swear, or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$182,000.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Cynthia A. Ostle

AFFIANT

SWORN to and subscribed before me,
this 25th day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY