Bill Garrett Davidson County
Batch# 20004 DEEDWARR
11/01/2017 10:35:31 AM 2 pgs
Fees: $13.00 Taxes: $775.15
20171101-0111882

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1354

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-17-232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alice D. Sullivan, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Heather Yaple, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book I, Page 442, Chancery Court at Nashville, being Lot No. 3 on the unrecorded map of A.C. Roth's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point 100 feet West of the Northwest corner of Antioch Pike and Wingate Avenue; thence with the Northerly margin of said Pike Westwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots Northwardly 169.3 feet; thence Eastwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, Southwardly 170.2 feet to the beginning.

Being the same property conveyed to Alice D. Sullivan, unmarried by Warranty deed from Tess-Marie D. Melete (Formerly known as Tess-Marie D. Massey), unmarried of record in Instrument No. 20060329-0035647 Register's Office for Davidson County, Tennessee, dated March 27, 2006 and recorded on March 29, 2006. (Value of consideration shown in aforementioned deed $113,500.00.) Being also known as 232 Antioch Pike Nashville, Tennessee 37211.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 232 Antioch Pike, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of October, 2017.

Alice D. Sullivan

State of Tennessee)
County of Davidson)

On this 27th day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alice D. Sullivan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 209,500.00.

Affiant

Sworn and subscribed before me on this the 27th day of October, 2017.

Notary Public

My Commission Expires: 7/6/20

DIANNA DELLWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Heather Yaple 232 Antioch Pike Nashville, TN 37211	new owner	133-02-0-123.00