Bill Garrett Davidson County
Batch# 23267 DEEDWARR
11/07/2017 12:47:56 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20171107-0114636

NEW OWNER:

Jacqueline Fortin
829 Highland Park Court
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner
829 Highland Park Ct
Nashville TN 37205

FILE NO: 17-0643 FR

Parcel 143-03-0-021.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTINE SUOZZI, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JACQUELINE MARIE FORTIN, unmarried** ("Grantee"), her 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. 23 on the Plan of Section 1, West Meade Highlands, of record in Plat Book 3700, Page (s) 69 and 70, 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 Christine Suozzi, an unmarried woman by Warranty deed from Everett Lybolt, unmarried and Sherlean Lybolt, unmarried, joint tenants with right of survivorship of record in Instrument No. 20140702-0058234 Register's Office for Davidson County, Tennessee, dated July 01, 2014 and recorded on July 02, 2014.

Being improved property also known as 829 Highland Park Court Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 2nd day of **November, 2017**.

Christine Suozzi
CHRISTINE SUOZZI

By: Whit Clark, Atty in Fact
Whit Clark, Attorney-in-Fact pursuant to Power of Attorney of record in Instrument 20171107-0114635

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WHIT CLARK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, CHRISTINE SUOZZI, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **November, 2017**.

Tammy A Novitsky
NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **360,000.00** .

AFFIANT

Sworn to and subscribed to before me this 2 day of **November, 2017**.

NOTARY PUBLIC

My commission expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY