WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 24973 DEEDWARR
11/13/2017 11:21:25 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20171113-0116210

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$180,000.00~~

Affiant

Subscribed and sworn to before me this 8 day of November, 2017

Notary Public
My Commission expires: 8.20.2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Susan J. Hansen	New Owner	150-01-0-221.00
2828 Creekview Drive		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Noe Espana**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Susan J. Hansen, a Single Women** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following land in Davidson County, Tennessee: A certain tract or parcel of land Davidson County, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 672, on the plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Noe Espana, by Special Warranty Deed from LNV Corporation, dated February 17, 2012, of record in Instrument No. 20120320-0023717, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,313.03 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-01-0-221.00.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, page 157, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book, page, Register's Office for County, Tennessee.

This is improved property known as: **2828 Creekview Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 8, 2017.

Noe Espana

Noe Espana

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Noe Espana** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 8, 2017

My commission expires 12/14/2020

Notary Public

