Bill Garrett Davidson County
Batch# 28955 DEEDWARR
11/22/2017 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20171122-0119814

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the 15th day of November, 2017.

Notary Public
My commission expires: 7/5/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emily Beth Vann 1503 Riverside Drive Nashville, TN 37206	F & M Bank 50 Franklin St. Clarksville, TN 37040	072-15-4A-001.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRIS HURT AND DAWN HURT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMILY BETH VANN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, Homes at 1501 Riverside Drive, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1501 Riverside Drive, a Horizontal Property Regime With Private Elements of record in Instrument Number 20160520-0050692, 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 a portion of the same property conveyed to John Anan, unmarried by Warranty deed from Donald Ray Carver, Peggy Lee Pistole, Sandra Louise Carver and husband, David Wayne Carver, heirs of the Estate of Robert Carver of record in Instrument No. 20140502-0037253 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 02, 2014.

Being a portion of the same property conveyed to John Anan by Quitclaim deed from John Anan and Beth Boquel, both unmarried, as tenants in common with rights of survivorship of record in Instrument No. 20140815-0073810 Register's Office for Davidson County, Tennessee, dated August 11, 2014 and recorded on August 15, 2014.

Being a portion of the same property conveyed to Chris Hurt and Dawn Hurt, husband and wife by Warranty deed from John Anan and Beth Boquel, both unmarried of record in Instrument No. 20160321-0026691 Register's Office for Davidson County, Tennessee, dated March 18, 2016 and recorded on March 21, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1503 Riverside Drive, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CH
DH

Witness my hand this the 15th day of November, 2017.

Chris Hurt

Dawn Hurt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chris Hurt and Dawn Hurt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2017.

My commission expires: 9-10-2018

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BENJAMIN SEAMON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.