Bill Garrett Davidson County
Batch# 48422 DEEDWARR
01/17/2018 02:53:37 PM 2 pgs
Fees: $13.00 Taxes: $906.13
20180117-0004949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 2.2.18
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer D. Thielemann, married	Navy Federal Credit Union	062020B13600
(NAME) 4476 Frost Street	(NAME) 5550 Heritage Oaks Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Pensacola, FL 32526	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
VICKI FRENCH, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JENNIFER D. THIELEMANN, MARRIED,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vicki French, an unmarried person, by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument 20050228-0021545, said Register's Office, dated February 24, 2005.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20010402-0031520 amended in Instrument 20030213-0020075; 20040401-0036605; 20040401-0036606; 20040518-0058461; 20041217-0149941; 20050201-0011849; 20060202-0012846; and 20030303-0027406, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040728-0090230; and (3) Sign Easement of record in Instrument 20040630-0077518; Sewer Line Access and Landscape Easement of record in Instrument 20000720-0071648; Ingress and Egress Easement of record in Book 1198, Page 525; Flowage Easement to USA of record in Book 2242, Page 513; and Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4476 Frost Street, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 11th day of January, 2018.

Vicki French

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Vicki French, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of January, 2018.

Notary Public

My Commission Expires: 7.2.18

(SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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