P18-8692-PILK

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027
P18-8692-PILK

Bill Garrett Davidson County
Batch# 96145 DEEDWARR
05/23/2018 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180523-0049617

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **285,000.00**.

Melissa Chan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley Steele Houser		
477 Westcrest Drive	New Owner	161-02-0-052.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daryl Chansuthus, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haley Steele Houser and Christopher Brian Houser, wife and husband**

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. 56 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, 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 Daryl Chansuthus by Warranty deed from William C. Smith and Daniel Travis of record in Instrument No. 20110615-0045665 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 15, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **477 Westcrest Drive, 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 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 my hand this the 21st day of May, 2018.

Daryl Chansuthus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daryl Chansuthus** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2018.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201805230049617

True Copy Certification

I, Alyssa Rayne, 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 Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

