# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$213,800.00.** CD2

Affiant

Subscribed and sworn to before me this 29th day of June, 2018.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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: |
|---|---|---|
| Artetta West | LoanDepot.com, LLC | 080-04-0-002.00 |
| 1600 Ashton Avenue | 26642 Towne Centre Drive | |
| Nashville, TN 37218 | Foothill Ranch, CA 92610 | |

**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, **Excel Builders of Tennessee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Artetta West, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot Number 1, Richards Subdivision, as shown on plat of record in Plat Instrument Number 20021004-0121390, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Excel Builders of Tennessee by Quitclaim Deed from Dwayne L. Bell, Sr. and Beverly W. Bell dated November 27, 2017 of record in Instrument Number 20171219-0129260, 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 2018 and subsequent years a lien, but not yet due and payable.

\.

- Subject to all matters as shown on the Plan of record in Plat Instrument Number 20021004-0121390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1600 Ashton Avenue, Nashville, TN 37218**

**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.

Bill Garrett Davidson County
Batch# 111808 DEEDWARR
07/02/2018 03:40:30 PM 2 pgs
Fees: $13.00 Taxes: $791.06
20180702-0064113

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 June 29, 2018.

**Excel Builders of Tennessee**

**By: Dwayne Bell, President**

State of Tennessee County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dwayne Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Excl Builders of Tennessee the within named company, and that as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Excel Builders of Tennessee as President.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public My commission expires: 11.8.21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

201807020064113