Bill Garrett Davidson County
Batch# 116035 DEEDWARR
07/13/2018 10:46:22 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20180713-0068088

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $229,900.00.

Affiant

File Number: 180220

Ruthertord County Notary Public State of Tennessee Katelyn Taylor

Subscribed and sworn to before me, this 2nd day of July, 2018.

Notary Public
My Commission Expires: 11/17/19

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Annie Ruth Kinzer | Annie Ruth Kinzer | 05814005800 |
| 109 Eaton Ct | 4253 Hallmark Rd. | |
| Nashville, TN 37218 | Nashville, TN 37218 | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Niccole Suddeth, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Annie Ruth Kinzer, single, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Enchanted Hills, Section 10 as of record in Plan Book 4460, Page 39, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Altamont A. Corlew and wife, Linda C. Corlew, by Warranty Deed, from Charles T. Mebane and wife, Dorothy G. Mebane, dated June 15, 1977, of record in Book 5162, Page 353, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Niccole Suddeth, by Quitclaim Deed, from Altamont A. Corlew, single, dated October 27, 2017, of record in Book in Instrument No. 20171102-0112301, Register's Office for Davidson County, Tennessee.

The subject property is neither the principle residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 109 Eaton Ct, Nashville, TN 37218.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 2nd day of July, 2018.

Niccole Suddeth

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Niccole Suddeth with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 2nd day of July, 2018.

Notary Public at Large
My Commission Expires:

11/17/19

