Bill Garrett Davidson County
Batch# 123884 DEEDWARR
08/02/2018 08:57:16 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180802-0075548

WARRANTY DEED

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Anne Dunning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne C Almand	New Owner	052-01-0 C 007.00 CO
(NAME)	(NAME)	
823 Neely's Chase Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I, **May Ruth Hosale,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anne C Almand, a single woman,** 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. 7 on the Revised Plan of Neely's Chase, a Planned Unit Development, of record in Plat Book 7900, Page 196, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to May Ruth Hosale and husband Frank W. Hosale by deed of record in Instrument No. 20051109-0136092, Register's Office for Davidson County, Tennessee.

The said Frank W. Hosale having since died.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 823 Neely's Chase Drive, Madison, TN 37115
(House Number) (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 my/our hands this 30th day of July, 2018.

May Ruth Hosale

May Ruth Hosale

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 May Ruth Hosale the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2018.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 8/16/20

File No.: 21506

