WARRANTY DEED

Bill Garrett Davidson County
Batch# 127460 DEEDWARR
08/10/2018 10:44:16 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180810-0079107

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Rita Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Aug, 2018.

M. Lynn Bodden
Notary Public

MY COMMISSION EXPIRES: 10-11-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Casey Whitlock	Same / new owner	12010006900
(NAME)	(NAME)	
306 Weaver Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Tammy R. Holzapfel, with a life estate to Carol J. Holzapfel,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Y. Whitlock, An Unmarried Man** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

Being Lot No. 2 on the Map of Seven Oaks, Section 1, as of record in Plat Book 1835, Page 132, 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 Tammy R. Holzapfel unmarried, with life estate to Carol J. Holzapfel, by Quitclaim Deed from Carol J.Holzapfel unmarried,
recorded on April 27, 2015, of record in Instrument No. 201504270037304, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Weaver Drive, Nashville, TN 37217.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	306	Weaver Drive	Nashville	TN	37217
		(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 our hands 08/08/18.

Tammy R. Holzapfel

Carol J. Holzapfel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Tammy R. Holzapfel Carol J. Holzapfel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/08/18.

Notary Public

My Commission Expires: _____

