| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180717150**<br><br>Bill Garrett Davidson County<br>Batch# 129650 **DEEDWARR**<br>08/16/2018 08:51:24 AM 2 pgs<br>Fees: $13.00 Taxes: $1,036.00<br>20180816-0081077 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of August, 2018.<br><br>Notary Public<br>My Commission Expires: _____<br><br>KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Cory Williams<br>1150 Ardee Avenue<br>Nashville TN 37216 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>061-15-0-120.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Pierrot, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cory Williams and LeeAnne Arnold, both unmarried, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 21 of Block "B", as shown on the map entitled Re-Subdivision of Sunnymeade, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashley Pierrot, by deed from Shawn Lemon and Madeline Gail Lemon, of record in Instrument No. 20160404-0031931, dated March 25, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 061-15-0-120.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 974, pages 56 and 57, said Register's Office.

This is improved property located at 1150 Ardee Avenue Nashville TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of August, 2018.

Ashley Pierrot

Ashley Pierrot

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Pierrot, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2018.

Kate Rosenthal

Notary ~~Public~~

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

MY COMMISSION EXPIRES SEPTEMBER 10, 2018