Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 132531 DEEDWARR
08/24/2018 09:36:06 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20180824-0084008

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $297,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2018.

Notary Public

My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Thomas Couch	New Owner	
661 James Avenue		091-05-0-199.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK INSANA AND KELLY INSANA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN THOMAS COUCH, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Re-Subdivision of Lot No. 3, West Nashville Annex of record in Plat Book 4175, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles D. Stone and Betty A. Stone by Special Warranty deed from Administrator of Veteran's Affairs, an Officer of the United States of America of record in Book 5252, page 512, Register's Office for Davidson County, Tennessee, dated February 08, 1978 and recorded on February 14, 1978. Charles D. Stone died on October 05, 1996, leaving Betty A. Stone as the sole surviving tenant by the entirety. Charles D. Stone being one and the same person as Charles David Stone. The said Betty A. Stone aka Betty Anne Stone died testate on December 13, 2015, devising said property to her daughters and sons Kathy Jean White, Elizabeth Anne Holbert, David Carl Stone, Daniel Garfield Stone and Joseph Michael Stone by her Last Will and Testament of record in Docket No. 16P-202, in the Probate Division of the Circuit Court for Davidson County, Tennessee. The said Elizabeth Anne Holbert predeceased her on June 27, 2011.

Being the same property conveyed to Mark Insana and Kelly Insana by Warranty deed from Kathy Jean White, Executrix of the Estate of Betty Anne Stone of record in Instrument No. 20180118-0005187 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 18, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 661 James Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of August, 2018.

Mark Insana

Kelly Insana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Insana and Kelly Insana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022