Bill Garrett Davidson County
DEEDWARR
Batch# 132567 2 pgs
08/24/2018 10:29:52 AM
Fees: $13.00 Taxes: $1,283.90
20180824-0084068

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $347,000.00

Affiant

Subscribed and sworn before me this the 23rd day of August, 2018.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dana Rice	Dana Rice	181-10-0A 015.00
113 Autumn Oaks Ct	113 Autumn Oaks Ct	
Brentwood, TN 37027	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMY S. THOMPSON, UNMARRIED AND CYNTHIA SUE SUMMERS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANA RICE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 15, SECTION ONE, AUTUMN OAKS, as shown on plat of record in Plat Book 9700, Pages 913-914, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy S. Thompson and Cynthia Sue Summers, as tenants in common with right of survivorship, by deed from Michael C. Walters and Biljana Walters, husband and wife, dated 10/31/2014, of record in Instrument No. 20141106-0102724, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 113 Autumn Oaks Ct, Brentwood, TN 37027.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 23rd day of August, 2018.

Amy S. Thompson

Cynthia Sue Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy S. Thompson and Cynthia Sue Summers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2018.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY