THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $630,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2018.

Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Bill Garrett Davidson County
Batch# 135718 DEEDWARR
08/31/2018 04:04:46 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20180831-0086826

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tara Olivia Isbell and Emily Michelle Isbell 833 Acklen Avenue Nashville TN 37204	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	Tax Parcel ID No. 105-10-0-134.00

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, **Charles W. Devier and Margaret Thomson Devier, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tara Olivia Isbell, married woman and Emily Michelle Isbell, married woman,** ("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 the Easterly 1/4 of Lot No. 110, on the Plan of Waverly Land Company's Plan of Lots called Waverly Place, as shown on plat of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Kirkman or Acklen Avenue at the corner of Lots 109 and 110; thence with the Southerly margin of said Avenue, Westerly 50 feet; thence Southerly 250 feet to a point on the Northerly margin of an alley; Easterly 38.7 feet to the corner of said two lots; thence Northerly with the line between said two lots, 250 feet to the beginning.

Being the same property conveyed to Charles W. Devier, an unmarried man, by Warranty deed from Ruth E. Garrett and James M. McCarroll and Beverly Vannoy and Charles E. Garrett and Jimmy L. Garrett and Shwanda Garrett aka Johnson and Kimberly Garrett and Kristen Garrett of record in Instrument No. 20070816-0097981 Register's Office for Davidson County, Tennessee, dated August 10, 2007 and recorded on August 16, 2007.

Margaret Thomson Devier joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Charles W. Deiver.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20050210011730, in the Register's Office for Davidson County, Tennessee.
Charter of the Villager Homeowners' Association, Inc. of record in Book 5441, Page 815, in the Register's Office for Davidson County, Tennessee.

By-Laws of Villager Condominium of record in Book 5434, Page 708 as amended in Instrument No. 20080416-0038631, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20130916-0097052, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 833 Acklen Avenue Nashville TN 37204

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 30th day of August, 2018.

Charles W. Devier

Margaret Thomson Devier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles W. Devier and Margaret Thomson Devier, 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 30th day of August, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021