This instrument was prepared by:
~~**Please record and return to:**~~
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Y Johnson Davidson County
Batch# 169719 DEEDWARR
12/03/2018 03:54:23 PM 2 pgs
Fees: $13.00 Taxes: $694.77
20181203-0117879

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NANCYE DENISE SOVINE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOLLY ANN LEE,** unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 150, AS SHOWN ON THE MAP ENTITLED PRIMROSE ACRES SUBDIVISION, SECTION II, OF RECORD IN PLAT BOOK 2900, PAGES 43 AND 44, 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 NANCYE DENISE SOVINE BY WARRANTY DEED FROM RICHARD E. WITT, JUNE STRACENER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF OLLIE SPAIN WITT CALLOWAY, MELINDA D. BERTOLDO, TINA A DUKE, EVELYN L. MEDINA AND RENEE WITT ADAMS, DATED OCTOBER 4, 2013 AND RECORDED ON OCTOBER 7, 2013 IN INSTRUMENT NO. 20131007-0105009, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1018 WOODS LAKE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-HLE-18-1018

any gender shall be applicable to all genders.

Witness our hands this 29th day of November, 2018.

NANCYE DENISE SOVINE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, NANCYE DENISE SOVINE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 29th day of Nov., 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID FLOYD CUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$187,775.00.**

Affiant

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

NOTARY PUBLIC
My commission expires: 1/6/20

Address New Owner(s) as follows:
HOLLY LEE
1018 WOODS LAKE DRIVE
MADISON, TN 37115

Send Tax Bills To:
Same as above

MAP/PARCEL: 033150/096.00