

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**

Affiant

Subscribed and sworn to before me, this the 19TH day of APRIL, 2019.

Notary Public

My commission expires: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HANNA BESSER	**NEW OWNER**	**086-07-0-060.00**
201 Retreat Court West		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, TINA M. HOUCK, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hanna Besser, A Single Person

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Phase 1, Section Two, Jackson's Retreat, of record in Plat Book 5200, pages 334 -335, amended in Book 5972, page 96, 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 ERIC M. HOUCK, UNMARRIED, by deed from CHRISTOPHER P. KELLY AND WIFE, TINA C. KELLY, of record in Instrument No. 20020903-0105633, dated August 22, 2002, said Register's Office. Being further conveyed to ERIC M. HOUCK AND TINA M. HOUCK, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20040109-0004161, dated January 9, 2004, said Register's Office. Being further conveyed to TINA M. HOUCK, by quitclaim deed from ERIC M. HOUCK, of record in Instrument No. 20101008-0080758, dated September 8, 2010, said Register's Office.

Karen Johnson Davidson County
Batch# 221219 DEEDWARR
04/23/2019 03:04:21 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20190423-0037351

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 201 Retreat Court West, Hermitage, TN 37076.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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/our hand(s) this 19 day of APRIL, 2019.

Tina M. Houck

TINA M. HOUCK

State of Tennessee)

County of Davidson)

On this 19 day of APRIL, 2019, before me personally appeared, TINA M. HOUCK to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019 E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY