

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Lynn Williams	New Owner	141-12-0B-029.00-C
(NAME)	(NAME)	
7113 Bay Cove Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

WILLIAM ERNEST D'ANGELO AND OLGA D'ANGELO, AKA OLGA BELL-GREENBAUM, HUSBAND AND WIFE,

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

LAURA LYNN WILLIAMS, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, 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. 91 on the Plan of Southampton, Phase 2 of record in Book 5200, Page 595, amended in Book 6150, Page 298, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Ernest D'Angelo and Olga Bell-Greenbaum, as tenants in common with right of survivorship by Deed dated June 14, 2013 from Dean Martin and wife, Deborah Martin, recorded June 17, 2013, in Instrument Number 20130617-0061531, in the Official Records of Davidson County, Tennessee. The said William Ernest D'Angelo and Olga Bell-Greenbaum, having since married, Olga Bell-Greenbaum is now known as Olga D'Angelo.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 7113 Bay Cove Trail, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 327410 **DEEDWARR**
12/10/2019 10:04:18 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20191210-0127234

LT&E File #16136

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 and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, their 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 9th day of December, 2019

William Ernest D'Angelo

Olga D'Angelo, aka Olga Bell-Greenbaum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of December, 2019, before me personally appeared William Ernest D'Angelo and Olga D'Angelo, aka Olga Bell-Greenbaum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2019.

Notary Signature
My commission expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #16136