WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 10:56 2 pgs
Fees:13.00 Taxes:37.00
20071226-0147069

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Comfort	SAME	149-3-83.00
(NAME)	(NAME)	
2420 Scott Valley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	,	
(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 L. Karlson and wife, Imelda Yago Karlson,

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

Rachel Comfort,

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. 4 on the Plan of Zone Lot Division, Edge-O-Lake Villa as of record in Book 6900, Page 740, amending Book 5200, Page 644, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

BEING the same property conveyed to Thomas G. Koppes and wife, Imelda G. Yago-Koppes by Warranty Deed from Houston Ezell Corporation, formerly Land Investment and Development Corporation, recorded in Book 10164, Page 382, Register's Office for Davidson County, Tennessee. Thomas G. Koppes predeceased Imelda G. Yago-Koppes on February 5, 2004 as evidenced by a Certificate of Death of record in the Vital Records for the State of Tennessee. Imelda G. Yago-Koppes is now known as Imelda Yago Karlson.

William L. Karlson, spouse of Imelda Yago Karlson, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 2466 Scott Valley Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of December, 2007.

William L. Karlson

Imelda Yago Karlson

Imelda Yago Karlson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named William L. Karlson and wife, Imelda Yago Karlson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2007.

ELIZABETH G. CHRISTMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Commission expires:

Notary Public