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Davidson County DEEDWARR
Recvd: 02/04/08 15:30 2 pgs
Fees:13.00 Taxes:504.96

20080204-0011720

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Notary Seal present, but could not be reproduced. Bill Garrett Davidson County Register of Deeds	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,475.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008. Notary Public MY COMMISSION EXPIRES: May 23, 2009. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim S. Kramer	**Navy Federal Credit Union**	**72-6-300**
(NAME)	(NAME)	
1116 Kirkland Avenue	**820 Follin Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Vienna, VA 22180**	
(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, **Eric Sox, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim S. Kramer, a single person,** 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 located in Davidson County, Tennessee being the Easterly 50 feet Lot No. 5 on the plan of Inglewoo d Place of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl and Company, dated 08/23/94, TNRL #100. Said part of Lot No. 5 fronts 50 feet on the Southerly side of Kirkland Avenue and runs back 192.8 feet on the easterly line 195, more or less on the westerly line to a dead line and measures 50 feet thereon.

BEING the same property conveyed to Eric Sox by Substitute Trustee's Deed from Matthew Smith, Substitute Trust ee, dated June 20, 2007 recorded on June 27, 2007 in Instrument No. 20070627 -0076615 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital int erest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **1116 Kirkland Avenue, Nashville, TN 37216**
(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 my hand this **31st day of January, 2008**.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Eric Sox, married** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds