WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/08 11:24 2 pgs
Fees:13.00 Taxes:481.00

20080703-0068959

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 130,000.00

Alison L. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF **July, 2008**

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-060041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas Kohl	Primary Residential Mortgage	**61-2-103.00**
(NAME) **4409 Gra Mar Drive**	(NAME) 208 McGavock Pike Building B	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) Nashville, TN 37214	
(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, **Linda L. Flowers, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Thomas Kohl, and Martha Ann Lisle a/k/a Martha Kohl Lisle, tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 5, GRA-MAR ACRES, SECTION 4, as shown on plat of record in Plat Book 2330, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda L. Flowers by Warranty Deed from Edward F. Smith and wife, Rachel S. Smith, recorded on the 5th day of March, 2002 in Instrument No. 20020305-0027473, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4409 Gra Mar Drive, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **July**, **2008**.

Linda L. Flowers

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Linda L. Flowers**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 7/01/2008.

KELLY ANN CALLAGHAN NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

MY COMMISSION EXPIRES: 7.19.08