Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road

BILL GARRETT, Davidson County
Trans:T20130099833 DEEDWARR
Recvd: 11/25/13 15:23 2 pgs
Fees:13.00 Taxes:384.43

20131125-0121066

STATE OF TENNESSEE
COUNTY OF

STATE OF TENNESSEE NOTARY PUBLIC Shelia M. Summer County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(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
Michelle W. Kilkenny	Community Mortgage, LLC, dba Community Mortgage Advisors	12002017600
(NAME) 1329 Mercury Drive	(NAME) 19045 E. Valley View Parkway, Ste F	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Independence, MO 64055	
(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,

EMILY WHITCOMB,

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

MICHELLE W. KILKENNY AND MATTHEW C. KILKENNY, WIFE AND HUSBAND

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. 110 on the Plan of Stardust Acres of record in Book 1424, Page 92, Register's office for Davidson County. Said Lot No. 110 fronts on the Southerly margin of Mercury Drive for 100 feet and extends back 100 feet on the Easterly line and 137 feet on the Westerly line to a dead line in the rear measuring 107 feet thereon.

Being the same property conveyed to Emily Whitcomb by Quitclaim Deed from Anne Crawford, recorded on May 21, 1985, of record in Book 6562, Page 88, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 1329 Mercury Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Initials_____

.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 20th day of November, 2013.

Emily Whitcomb

STATE OF ~~TENNESSEE~~ California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Whitcomb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 19th day of November, 2013

Commission expires: Sep 9, 2015

Notary Public

JEAM LEE
COMM. #1947838
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Sept. 9, 2015

Commonly known as: 1329 Mercury Drive, Nashville, TN 37217
Map & Parcel: 12002017600

Initials_____