WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#7699

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Thacker	New owner	Part of 10504014600 and Part of 105004014500
(NAME)	(NAME)	
21 Shepard St.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(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, Mike Cothern, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Thacker and Emilie Lico, husband and wife, 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:

SEE ATTACHED EXHIBIT A

part of

Being the same property conveyed to Mike Cothern by deed of record in Instrument No. 20080307-0023214, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 21 Shepard St., Nashville, TN 37210

(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.

BILL GARRETT, Davidson County
Trans:T20140043247 DEEDWARR
Recvd: 06/18/14 14:31 3 pgs
Fees:18.00 Taxes:884.30
20140618-0053355

Witness my hand this 11th day of June, 2014.

Mike Cothern

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Cothern, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of June, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

EXHIBIT A

Beginning at an iron pin located at the intersection of the southerly margin of Shepard St with the westerly margin of John St; Thence with said margin of John St, S 01°08'26" W, 90.00' to a point; Thence now leaving said John St, N 85°11'53" W, 50.00' to a point; Thence N 01°08'26" E, 90.00' to an iron pin in said margin of Shepard St.; Thence with the same S 85°11'53"E, 50.00' to the point of beginning containing 4,490.8 S.F. more or less.