# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005492 DEEDWARR
Recvd: 01/22/15 13:48 2 pgs
Fees:13.00 Taxes:513.56
20150122-0006398

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: July 06, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Anne Michelle Millican | F&M Bank | 141-6-D-167 CO |
| (NAME) | (NAME) | |
| 3431 Harpeth Springs Drive | 2021 Richard Jones Road, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37215 | |
| (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, **Kimberly A. Robertson Kiser and husband Matthew Kiser,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne Michelle Millican, an unmarried woman,** 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 Unit No. No. 167 on the plan of Riverbridge Community, a Planned Unit Development of record in Plat Instrument No. 20030213-0019999, in the Register' Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description, and established by the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Riverbridge, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-00056889, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Kimberly A. Robertson, unmarried by Warranty Deed in the amount of $150,000 dated 04/03/2009 from James M. Dickinson and wife, Rachel E. Dickinson of record in Instrument 200904060031200, Register's Office for Davidson County, Tennessee. The said Kimberly A. Robertson is now married and is known as Kimberly A. Robertson Kiser

The said Matthew Kiser, husband of the said Kimberly A. Robertson Kiser, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3431 Harpeth Springs Drive, Nashville, TN 37221
(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 16th day of January, 2015.

Matthew Kiser

Kimberly A Robertson Kiser By Attorney In Fact
Kimberly A Robertson Kiser
By: Matthew Kiser, Attorney in Fact

State of Tennessee
County of Davidson

On this January 15, 2015 before me, a Notary public in and for said County and State, personally appeared Matthew Kiser, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 15th day of January, 2015.

Notary Public Shannon Philbin
My Commission Expires: July 06, 2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew Kiser with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged herself to be the Attorney-in-Fact for the within named Kimberly a. Robertson Kiser and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 15th day of January, 2015

Notary Public Shannon Philbin

My Commission Expires: July 6, 2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015