BILL GARRETT, Davidson County
Trans:T20150037889 DEEDWARR
Recvd: 05/15/15 11:03 2 pgs
Fees:13.00 Taxes:2941.50
20150515-0044838

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Debra J. Cole, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kammm Real Estate, LLC, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of O.B. Hayes Plan, as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 17th Avenue South, formerly Addison Street, at Amos E. Dampier's Northwest corner, being about 110 feet 6-1/2 inches northerly from the South line of said Lot No. 42; thence, with the easterly margin of said Avenue northerly 55 feet 3-1/4 inches, more or less, to E.C. Stems Southwest corner; thence with his southerly line easterly 150 feet, more or less, to westerly margin of an alley; thence with said alley southerly 55 feet 3-1/4 inches, more or less, to Dampier's Northeast corner; thence with her northerly line westerly 150 feet, more or less, to the BEGINNING.

Being the same property conveyed to Debra J. Cole by Warranty Deed from Ross D. Edwards, an unmarried man, as to an undivided 25% interest, and James L. Knight, a married man, as to an undivided 50% interest, and Suzanne Edwards, an unmarried woman, as to an undivided 25% interest, dated April 10, 2007, of record as Instrument No. 20070413-0044363, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the plan of record in Plat Book 21, Page 87, Register's Office for Davidson County.
The property conveyed herein is subject to easements, liens, encumbrances or claims thereof, which are not shown by the public record.
The property conveyed herein is subject to encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
The property conveyed herein is subject to rights of parties in possession not shown by public records.
The property conveyed herein is subject to restrictions upon the use of the premises not appearing in the chain of title to the premises.
The property conveyed herein is subject to 2015 County Property Taxes which are a lien that is not yet due and payable. Map & Parcel #104-08-0-291.00.
The property conveyed herein is subject to such state of facts as an accurate survey would disclose.

This is improved property, known as: 1406 17th Avenue South, Nashville, TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever other than the above exceptions. 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 THE EXECUTION HEREOF this 13th day of May, 2015.

Debra J Cole

Debra J. Cole

State of Tennessee)
County of Davidson)

On this 13th day of May, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Debra J. Cole, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 795,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of May, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kammm Real Estate, LLC 1406 17th Avenue South Nashville, TN 37212	New Owner	104-08-0-219.00CO