RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Somersault, LLC (NAME)	Somersault LLC (NAME)	133-13-0-058.00
1113 Murfreesboro Rd (ADDRESS)	1113 Murfreesboro Rd. (ADDRESS)	
Ste 106-208 Franklin TN 37064 (CITY) (STATE) (ZIP)	Ste 106-208 Franklin, TN 37064 (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, I, **Pamela A. Kline, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Somersault, LLC, a Tennessee limited liability company,** 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. 94 on the Plan of Abbay Hall Subdivision, Section 1, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 94 fronts 90 feet on the southerly side of Trousdale Drive and runs back 174.1 feet on the westerly line and 175.3 feet on the easterly line to a dead line, measuring 90 feet thereon.

Being the same property conveyed to Ralph L. Kline and Pamela A. Kline, Husband and Wife, by Quitclaim Deed from Norman D. Miller and Jennifer J. Miller, Husband and Wife, dated June 27, 2007, of record in Instrument No. 20070628-0077518, Register's Office for Davidson County, Tennessee. The said Ralph L. Kline having since died and subject property being vested in Pamela A. Kline as surviving tenant by the entirety.

unimproved ☐

This is improved ☑ property, known as 547 Elysian Fields Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150048084 DEEDWARR
Recvd: 06/17/15 09:32 2 pgs
Fees:13.00 Taxes:795.50

20150617-0057579

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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 18; sanitary sewer and/or storm drainage easement of record in Book 5756, page 606; restrictions of record in Book 2345, page 514 and Book 2393, page 627; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 11th day of June, 2015.

Pamela A. Kline

Pamela A. Kline

State of Washington
County of Clark

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Pamela A. Kline, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Battle Ground, Washington, this 11th day of June, 2015.

Mari E Howell

Notary Public
My Commission Expires: 09/07/2016

File No.: 20933

