WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150058252 DEEDWARR
Recvd: 07/17/15 10:09 2 pgs
Fees: 13.00 Taxes: 1369.00
20150717-0069951

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, 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
Katherine Davis Lemmons	NEW OWNER	12912010500
(NAME)	(NAME)	
128 Cheek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **W. Kirby Davis Jr**, and wife, Ann Archer Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Davis Lemmons and John Sullivan West-Lemmons**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 7, Block "A" on the plan of 2nd Revised Plan Highlands of Belle Meade No. 2, of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl A. Appelt, Jr. and wife, Robin L. Appelt by Warranty Deed dated 10/30/1987 from Boyd G. Jacoway, Jr., unmarried of record in Book 7392, Page 582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin Hough Appelt by Quitclaim Deed dated 08/06/2001 from Carl Anthony Appelt, Jr. of record in Instrument 20010815-0087923, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Kirby Davis, Jr., married by Warranty Deed dated 10/28/2014 from Robin Hough Appelt, unmarried of record in Instrument 20141031-0100599, Register's Office for Davidson County, Tennessee.

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.

The said Ann Archer Davis, wife of the said W. Kirby Davis, Jr., joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

unimproved ☐

This is improved ☑ property, known as 128 Cheek Road, Nashville, TN 37205
(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 1ST day of July, 2015.

W. Kirby Davis Jr.

State of Tennessee

County of Davidson

On this 1st day of July, 2015 before me, a Notary public in and for said County and State, personally appeared W. Kirby Davis, Jr. 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.

Notary Public

My Commission Expires: 5-6-19

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