RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00380
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150067568 DEEDWARR
Recvd: 08/12/15 15:50 2 pgs
Fees: 13.00 Taxes: 710.40
20150812-0080915

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:
Amy Kilpatrick
2511 Buchanan Street
Nashville, TN 37208

SEND TAX BILLS TO:
Mortgage Lenders of America, LLC
10975 El Monte Street
Overland Park, KS 66211

MAP-PARCEL NUMBERS
08110007700

FOR AND IN 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, **Cheryl Tovias**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Kilpatrick**, a single person

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, BEING THE WEST ONE-HALF OF LOT NO. 16, ALL OF LOT NO. 17 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 HARDING'S BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.★

BEING THE SAME PROPERTY CONVEYED TO CHERYL TOVIAS BY WARRANTY DEED FROM ANDY MALONEY, AS TRUSTEE FOR THE 2511 BUCHANAN STREET TRUST AS RECORDED 7-14-14 AS INSTRUMENT NO. 20140714-0061480.

Subject to all matters shown on plat of record in Plat Book 161, Page 155, in the Register's Office for NASHVILLE County, Tennessee.

This is improved property commonly known as **2511 BUCHANAN STREET, NASHVILLE, TN 37208**.

★ Said Lot and part of said lot adjoin and front together 75 feet on the south side of Hydes Ferry Pike or Buchanan Street and run back between parallel lines 150 feet to an alley.

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/my hand(s) this 6th day of August, 2015.

Cheryl Tovias

Cheryl Tovias

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal at Mt Juliet, Tennessee, this 6th day of August, 2015.

Commission Expires: 11-3-15

Tabatha Edwards

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY