This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15555FA

BILL GARRETT, Davidson County
Trans:T20150069122 DEEDWARR
Recvd: 08/17/15 15:16 2 pgs
Fees:13.00 Taxes:1013.80
20150817-0082609

Send Tax Bills To:
Farmington Mortgage
2002 Richard Jones Rd.
Ste 300 A
Nashville, TN 37215

New Owner is:
Alizabeth Bertsch
1513 Lillian Street
Nashville, TN 37206
13163 Milton Rd.
Cambridge City, IN 47327

MAP: 083-13-0

PARCEL: 434.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Katheryn A. Koss, a single woman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Alizabeth Bertsch, an unmarried woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1513 Lillian Street, Nashville, TN 37206**

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

LAND in Davidson County, Tennessee, being Lot No. 142 on the plan of Block O, Lindsey Home Place, of record in Book 2, Page 92, in the Chancery Court of Nashville, Tennessee.

Said Lot No. 142 fronts 50 feet on the northerly side of Lillian Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Katheryn A. Koss, a single woman, by Warranty Deed from Christopher C. Cochran and Sarah Tharpe Cochran, f/k/a Sarah Virginia Tharpe, husband and wife, dated 7/24/13 and recorded 7/30/13 in Instrument No. 20130730-0078960, Register's Office for Davidson County, Tennessee.

kaw
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of August, 2015.

GRANTOR(S):

Katheryn A. Koss

KATHERYN A. KOSS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Katheryn A. Koss** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of August, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00**.

Kristen T Boatt

AFFIANT

SWORN TO and subscribed before me this 14th day of August, 2015.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

NOTARY PUBLIC
My commission expires: 7-1-17