WARRANTY DEED

LAWYER'S ESCROW SERVICE, INC.
File #15743 2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
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 $912,174.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Paxson	New Owner	-104-10-0-163.00
(NAME)	(NAME)	
3211 Overlook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I, **Michael Kaplan, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Nicole Paxson,** unmarried HEREINAFTER CALLED THE GRANTEE, HER 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, State of Tennessee, being Lot No. 196, on the Plan of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 195 and 196; thence southeastwardly, with the line between said lots, 180 feet to the line of lot 202; thence with the line between lots 196 and 202, northeastwardly 52 feet to the common corner of Lots 196 and 197; thence with the line between said Lots, northwestwardly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of said Drive; southwestwardly 70 feet to the beginning.

Being the same property conveyed to Michael Kaplan by deed from Geri Shields, married and Tracey Shields, unmarried, as joint tenants with right of survivorship of record in Instrument No. 20140815-0074151, Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 15, 2014. Neither Grantor nor Grantor's spouse has used the subject property as a residence.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3211 Overlook Drive, Nashville, TN 37212

(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.

BILL GARRETT, Davidson County
Trans:T20150080858 DEEDWARR
Recvd: 09/23/15 09:24 2 pgs
Fees:13.00 Taxes:3375.04
20150923-0096545

Witness my hand this 18th day of September, 2015.

Michael Kaplan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and seal this 18th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 5.2.2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027