STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 10/07/15 11:04 3 pgs
Fees:18.00 Taxes:795.50
20151007-0102280

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/3/19
File No. G15-2887D

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alison R. Matarese, an unmarried woman (NAME)	New Owner (NAME)	61-8-108
4601 Camellia Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kimberly S. Rourke**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alison R. Matarese, an unmarried woman,** 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. 9 on the unrecorded plan of George C. Nolen's Subdivision of a 10-acre tract shown on a survey made by Erle Drake, County Surveyor, May 30, 1935, and described according to said survey as follows:

Beginning at a point in the westerly margin of Camellia Place, formerly known as Newton Avenue, at the corner of Lots Nos, 8 and 9; thence southerly 100 feet along the margin of said Place to a point thence along the southerly line of said lot North 87 ½° West 220 feet to a stone; thence with a fence, North 6 ¾° West 100 feet to the corner of Lots Nos. 8 and 9; thence easterly, along the line between said lots 220 feet to the beginning.

BEING the same property conveyed to Vernon S. Sharer and wife, Evelyn L. Sharer from George A. Bing and wife, Elsie T. Bing, by Deed dated May 30, 1949, in Book 1725, Page 170, in the Register's Office for Davidson County, Tennessee. The said Vernon S. Sharer having since died March 31, 2005 leaving the subject property vested in Evelyn L. Sharer as the surviving tenant by the entirety. The said Evelyn L. Sharer having since died intestate July 29, 2012 leaving Everett Martell Sharer as her only heir at law. The said Everett Martell Sharer having since died April 12, 2015 leaving Kimberly Sharer Rourke as his only heir at law. See also Affidavit of Heirship of record in Instrument No. 20150518-0045663, said Register's Office.
Kimberly Sharer Rourke and Kimberly S. Rourke is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1725, page 169, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4601 Camellia Place, Nashville, TN 37216.

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. Whenever 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 my/our hand(s) this 30th day of September, 2015.

Kimberly S. Rourke

September 30, 2015
Date

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 Kimberly S. Rourke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2015.

My Commission Expires: 8-21-18

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY