WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092680 DEEDWARR
Recvd: 10/30/15 13:41 2 pgs
Fees:13.00 Taxes:1072.63
20151030-0110699

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 06-19-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shayne E. Sebold	"New Owner"	091-12-0A-002.00 CO
(NAME)	(NAME)	
4507A Indiana Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John W. Kirkland, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shayne E. Sebold and Jake A. Taylor, wife and husband, 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 Unit No. 4507A, together with the appurtenant interest in the common elements of the 4507 Westover Townhome Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20071204-0140481, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to John W. Kirkland, by Warranty Deed, from Westover Partners, LLC, a Tennessee limited liability company, recorded on December 17, 2007, in Instrument No. 20071217-0144608, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4507A Indiana Avenue, Nashville, TN 37209
(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 my hand this 28th day of October, 2015.

John W. Kirkland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John W. Kirkland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-17

Notary Public,

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY