3913

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32732-11-2015** **Record & Return To:** **Centennial Title Company, Inc.** **30 Burton Hills Blvd., Suite 240** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $329,900.00. Affiant Subscribed and sworn to before me this 20th day of November, 2015. Notary Public My Commission Expires: 5/8/18 ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Margaret Liddon, Shannon Emley 1426 Sumner Avenue Nashville, TN 37206	**Send Tax Bills To:** FB MBank 2021 Richard Jones Rd Ste 200 Nashville TN 37215	**Tax Information:** Map and Parcel No.: 083 06 0 018 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Thomas and wife, Joyce W. Kisner, who acquired title as both unmarried, as joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Charles Emley, unmarried, and Margaret Liddon, unmarried, as joint tenants with rights of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 1426 Sumner Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20150100637 DEEDWARR
Recvd: 11/25/15 15:05 3 pgs
Fees:18.00 Taxes:1220.63
20151125-0119928

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of November, 2015.

David J. Thomas

Joyce W. Kisner

STATE OF ~~TENNESSEE,~~ COUNTY OF ~~DAVIDSON~~ SS.:
Louisiana Orleans

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David J. Thomas and Joyce W. Kisner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2015.

Notary Public

My Commission Expires:

Anna M. Vieages
Notary Public, #64900
Orleans Parish, Louisiana
Commission expires at death

NOTARY PUBLIC
IS ATTESTING TO
SIGNATURES ONLY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of The Weakley Home Place as of record in Plat Book 421, page 36, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David J. Thomas, unmarried and Joyce W. Kisner, unmarried, as joint tenants with right of survivorship, by deed dated September 1, 2006 from Victoria L. Bottelson, married, appearing as Instrument No. 20060908-0111394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, page 36, Register's Office for Davidson County, Tennessee.