BILL GARRETT, Davidson County
Trans:T20150103537 DEEDWARR
Recvd: 12/08/15 10:00 2 pgs
Fees:13.00 Taxes:498.58
20151208-0123374

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: [illegible]
File No. G15-3445D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Senad Jake Berisa, a single man (NAME)	CMG Mortgage, Inc. (NAME)	19-13-37
119 Myers Avenue (STREET ADDRESS)	3160 Crow Canyon Road Suite 400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (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 K. Thames Douglas, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Senad Jake Berisa, a single man,** 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:

Certain real property situate in 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Situated in the Town of Goodlettsville fronting 70 feet on the South side of Myers Avenue and lying West of and immediately adjoining the property of John L. Draper and wife. Said lot begins at a point in the South margin of Myers Avenue, 32 feet West of the Northwest corner of Lot No. 16 on the plan showing subdivision part of the W.B. Myers Home Place at Goodlettsville as of record in Book 547, page 41, Register's Office for Davidson County, Tennessee; running thence Westerly with the South margin of said Myers Avenue 70 feet to a point; thence running Southerly parallel with the West boundary of said Lot 16, 150 feet, more or less, to an alley; thence Easterly along the Northerly margin of said alley 70 feet to a point; thence Northerly 149 ½ feet to the point of beginning.

BEING the same property conveyed to Kimberly K. Thames, a single woman from Rachel L. Atkinson, by Warranty Deed dated July 30, 2014, as Instrument No. 20140801-0068977, in the Register's Office for Davidson County, Tennessee.

Kimberly K. Thames is now married and known as Kimberly K. Thames Douglas. This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2015 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 119 Myers Avenue, Goodlettsville, TN 37072.

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 4th day of December, 2015

Kimberly K. Thames Douglas

December 04, 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 K. Thames Douglas, married, 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 4th day of December, 2015.

My Commission Expires: 9.25.26

Notary Public

SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:

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