WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tommy Kuch	Same	09304003100
(NAME) 2007 813 River Heights Dr. ~~718 Shelby Ave.~~	(NAME)	
(ADDRESS) Mt Juliet 37122 ~~Nashville~~, TN ~~37206~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/01/16 14:15 3 pgs
Fees:18.00 Taxes:999.00
20160201-0009601

AK

For and in 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, We, **Kimberly S. Jackson and husband Eddie Jackson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tommy Kuch, married** 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:

Being Lot NO. 214 on the map of Williams' Addition to Edgefield, as of record in Book 21, Page 60, Register's Office for said County,

Said Lot fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, along the west margin of 8th Street, 175 feet to an alley in the rear.

Being the same property conveyed to Kimberly S. Jackson and husband Eddie Jackson by Warranty Deed dated March 17, 2000 from Sarah L. Eden of record in Instrument No. 20000323-0029649, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 718 Shelby Ave., Nashville, TN 37206
(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/our hands this 29th day of January, 2016.

Kimberly S. Jackson

Eddie Jackson

State of Tennessee
County of Williamson

Personally appeared before me Kimberly S. Jackson and Eddie Jackson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2016.

Notary Public
My Commission Expires: _____

File No.: 10460

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

True Copy Certification

I, Carol M. Holmes, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

