BILL GARRETT, Davidson County
Trans:T20160014428 DEEDWARR
Recvd: 02/22/16 13:06 2 pgs
Fees:13.00 Taxes:832.50
20160222-0016693

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Bryan McGee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016.

NOTARY PUBLIC

My commission expires: ~~7-24-2017~~ 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Kline, an unmarried man 5117 Morningwood Lane Antioch, TN 37013	Farmington Mortgage 2002 Richard Jones #300A Nashville TN 37215	183 05 0A 249.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOANN W. INGRAM, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL S. KLINE, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of October Woods, Phase 5, Section 8, a Planned United Development, of record in Instrument No. 19991214-0303097 and Instrument No. 19991214-0303098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to JoAnn W. Ingram, by Warranty Deed from Alber Labib and wife, Aida Rezk, dated 6/3/2013, and recorded on 6/13/2013, of record in Instrument # 20130613-0060249, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5117 Morningwood Lane, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

JAS

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of February, 2016.

JoAnn W. Ingram

JOANN W. INGRAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, JoAnn W. Ingram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of February, 2016.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

