6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Brewton	Melissa Brewton	104090E01200CO
(NAME)	(NAME)	
3520 West End Avenue, Unit 12	3520 West End Avenue, Unit 12	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Mary E. Kalmbach,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melissa Brewton,** 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 12 on the Plan of Richland Place, Condominiums of record in Plat Book 5200, Page 570, said Register's Office, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Richland Place Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6100, Page 222, said Register's Office.

Being the same property conveyed to Mary E. Kalmbach by deed dated May 24, 2013 from BJ Investments, LLC a Tennessee Limited Liability Company of record in Instrument No. 20130530-0054542, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3520 West End Avenue, Unit 12, Nashville, TN 37205
(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.

BILL GARRETT, Davidson County
Trans:T20160050935 DEEDWARR
Recvd: 06/16/16 08:41 2 pgs
Fees:13.00 Taxes:444.00
20160616-0060861

Witness my/our hands this 10 day of June, 2016.

Mary E Kalmbach

Mary E. Kalmbach

State of Louisiana
County of Caddo Parish

Personally appeared before me Mary E. Kalmbach, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10 day of June, 2016.

P. Lane Spano 58494

Notary Public
My Commission Expires:

File No.: 16-Brewton

P. LANE SPANO
Notary Public - Louisiana
Caddo Parish
Notary ID 58494

P. LANE SPANO NOTARY PUBLIC 58494 CADDO PARISH LA