File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066070 DEEDWARR
Recvd: 08/01/16 15:56 2 pgs
Fees:13.00 Taxes:1551.78
20160801-0079286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
My New Kentucky Home, LLC	NEW OWNER	
(NAME)	(NAME)	
4809 A Kentucky Ave.		09107024100/
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **LYDIA ARMISTEAD AND SUSAN HENDERSON, AS EQUAL TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MY NEW KENTUCKY HOME, LLC,** 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 Lot No. 718 of Block 109 on the No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, of the Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed by Quitclaim Deed from Lydia Armistead and Susan Henderson to Lydia Armistead and Susan Henderson as recorded on the 12th day of November, 2015 in Instrument No. 20151112-0114722; part of Quitclaim Deed from Lydia Armistead to Lydia Armistead and Susan Henderson, as equal tenants in common as recorded on the 12th day of November, 2015 in Instrument No. 20151112-0114721; part of Quitclaim Deed from George H. Armistead III to Lydia Armistead as recorded on the 12th day of November, 2015 in Instrument No. 20151112-0114720 and part of Warranty Deed from Victor Ignacio Palomares and wife Herlinda Argueta to Lydia Armistead and husband George H. Armistead III as recorded on the 6th day of July, 2007 in Instrument No. 20070706-0081039, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; and all matters appearing on the plan of record in Plat Book 57, Page 74 and 75, said Register's Office.

unimproved
This is improved x property, known as 4809 A Kentucky Ave., Nashville, TN 37209
(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 hand this 29th day of July, 2016

Lydia Armistead

LYDIA ARMISTEAD

Susan Henderson

SUSAN HENDERSON

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 Lydia Armistead and Susan Henderson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019