BILL GARRETT, Davidson County
Trans: T20160066266 DEEDWARR
Recvd: 08/02/16 10:09 2 pgs
Fees: 13.00 Taxes: 1180.30

20160802-0079534

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

BARBARA WILLIAMS SISK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Ann S. Ross
Affiant

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

Barbara Williams Sisk
Notary Public

MY COMMISSION EXPIRES: 03-03-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann Seaberry Ross	Ann Seaberry Ross	173090a48600co
(NAME)	(NAME)	
8904 Lyman Lane	8904 Lyman Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas Salik and Wife, Kathleen A. Salik, by and through her Attorney in Fact, Douglas Salik, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Seaberry Ross ** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: **an unmarried woman

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 468 on the Plan of Lenox Village, Phase Seven of record as Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas Salik and Kathleen A. Salik, Husband and Wife from Blair Dean Gallant and Hugh Glidewell and William Bradford Gallant by Warranty Deed dated June 7, 2013 of record in Instrument No. 20130613-0060307, Register's Office for Davidson County, Tennessee.

****Power of Attorney executed by Kathleen A. Salik to Douglas Salik is being recorded simultaneously herewith in Instrument No. 20160802-0079533, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF LENOX VILLAGE, PHASE SEVEN OF RECORD IN INSTRUMENT NO. 20051028-0130418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 8904 Lyman Lane, Nashville, TN 37211

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 29th day of July, 2016.

Douglas Salik

Kathleen A. Salik by Douglas Salik, attorney in fact

Kathleen A. Salik by Douglas Salik, Attorney in Fact

STATE OF MICHIGAN

COUNTY OF Chippewa

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Douglas Salik, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Kathleen A. Salik, acting as that person's agent and attorney in fact, and the said Douglas Salik acknowledged that he executed the foregoing instrument as agent and attorney in fact for Kathleen A. Salik for the purposes therein contained.

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

My Commission Expires:
1-20-2022

Notary Public,

JEN NELSON
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF CHIPPEWA
MY COMMISSION EXPIRES JANUARY 20, 2022
ACTING IN CHIPPEWA COUNTY

Return To:
STATE OF MICHIGAN
COUNTY OF Chippewa

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Douglas Salik, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires:
1-20-2022

Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

JEN NELSON
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF CHIPPEWA
MY COMMISSION EXPIRES JANUARY 20, 2022
ACTING IN CHIPPEWA COUNTY