WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066579 DEEDWARR
Recvd: 08/02/16 15:51 2 pgs
Fees:13.00 Taxes:684.50
20160802-0079895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

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
Emily Kubis	First Farmers & Merchants Bank	
(NAME)	(NAME)	
808 Birchmill Point North	816 South Garden Street	Map 175-6-A
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, TN 38401	Parcel 83 CO
(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, I, **LEIF SKARTLAND, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY KUBIS, AN UNMARRIED PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of The Preserve at Old Hickory, Cluster Lot Subdivision, Section 1, of record in plat Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Leif Skartland and Ashley Skartland, husband and wife, by deed from Ole South Properties, Inc., of record in Instrument No. 20070731-0090549, Register's Office for Davidson County, Tennessee. Ashley Skartland conveyed her interest in said property to Leif Skartland by Quitclaim Deed of record in Instrument No. 20150921-0095582, said Register's Office.

This is not the marital residence of the grantor herein.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20060824-0104545, said Register's Office; restrictive covenants of record in Instruments No. 20060824-0104548 and 20061208-0152023, said Register's Office; and easements of record in Instruments No. 20061013-0127087, 20021017-0127753, 20041103-0132562, 20061013-0127208 and 20070112-0005306 and in Book 4542, page 131, Book 4453, page 154, Book 4425 page 582, Book 11335, page 609, Book 3616, page 453, Book 3571, page 599 and Book 2346, page 378, said Register's Office.

unimproved _
This is improved x property, known as 808 Birchmill Point North, Antioch, TN 37013
(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 22 day of July, 2016

LEIF SKARTLAND

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 Leif Skartland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of July, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 7, 2017

Notary Public