BILL GARRETT, Davidson County
Trans:T20160106906 DEEDWARR
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Fees:13.00 Taxes:1646.50
20161206-0127646

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael & Hilary Lorrain 1218 Kirkland Ave. Nashville, TN 37216	Michael & Hilary Lorrain 1218 Kirkland Ave. Nashville, TN 37216	072070-055.00

THIS INDENTURE, made this 1st day of December, 2016 between

Terri B. Borders, married

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Michael Lorrain and wife, Hilary Lorrain

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the East part of Lot No. 23 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County. Said part of Lot fronts 50 feet on the South side of Kirkland Avenue and runs back between lines, 230.2 feet on the East line 232.8 feet on the West line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Terri B. Borders by Warranty Deed dated 1/20/15 from Sammy Mark Smith, unmarried of record in Instrument No. 20150123-0006883, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1218 Kirkland Avenue, Nashville, TN 37216.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri B. Borders
Terri B. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri B. Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of December, 2016.

Karen B. Heavener
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $445,000.00.

Terri B. Borders
Affiant

Sworn to and subscribed before me, this 1st day of December, 2016.

Karen B. Heavener
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19