Davidson County DEEDWARR
Recvd: 12/29/16 13:43 2 pgs
Fees:13.00 Taxes:1480.00
20161229-0136942

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2016.

Notary Public

My commission expires: 10/9/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

MHJ-167716

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Randall Ketterman **Rachel Ketterman**	**BancorpSouth Bank**	**Map 072-12-0 Parcel 033.00**
153 Piedmont Avenue	P.O Box 3356	
Nashville, Tennessee 37216	Tupelo, MS 38803-3356	

FOR AND IN 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,

Shville East 153, LLC, a New York limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall Ketterman and Rachel Ketterman, husband and wife

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. 113 on the Plan of Map of Waters Place on Maxey Lane, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shville East 153, LLC, a New York limited liability company by Deed from Mitchell Construction, LLC, a Tennessee limited liability company,, of record in Instrument No. 20151216-0126630, Register's Office for Davidson County, Tennessee.

24 month chain of title: Being part of the same property conveyed to David Lee DeMoss, Sr. and wife, Mary B. DeMoss, by Deed dated May 11, 1973 from Morris Craig Hogue and wife, Edith Ann Hogue, of record in Book 4707, Page 14, Register's Office for Davidson County, Tennessee. David Lee DeMoss, Sr. and Mary B. DeMoss divorced by Final Decree filed May 29, 1992 in Docket No. 92D-444, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to said Final Decree, subject property would continue to be owned as tenants in common by the parties. David Lee DeMoss, Sr. died May 22, 2000. David Lee DeMoss, Sr. and David L. DeMoss, Sr. are one and the same person. Mary B. DeMoss, Madeleine DeMoss and Mary Madeleine Brew DeMoss are one and the same person. Sherry Bowman, a married person, David DeMoss, an unmarried person, Brent DeMoss, an unmarried person, and Karen DeMoss conveyed their interest to Mary B. DeMoss, an unmarried person, by Quitclaim Deed dated June 30, 2015, of record in Instrument No. 20150707-0065539, Register's Office for Davidson County, Tennessee. David DeMoss, Sherry D. Bowman, Brent DeMoss, and Karen DeMoss were determined to be the sole heirs-at-law by Affidavit of Heirship recorded in Instrument No. 20150722-0071864, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mitchell Construction, LLC, a Tennessee limited liability company by Warranty Deed from Mary B. DeMoss, unmarried, recorded on the 28th day of July, 2015 in Instrument No. 20150728-0074055, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Pages 136 and 137, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement Agreement of record in Instrument No. 20160113-0003593, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable

This is improved (_x___) Unimproved (____) property, known as **153 Piedmont Avenue, Nashville, Tennessee 37216**

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 its hand by its duly authorized officer this **28th** day of **December, 2016.**

Shville East 153, LLC, a New York limited liability company

By: _____
Houston Howell, as authorized agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Houston Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the as authorized agent of the Shville East 153, LLC, within named bargainor, a limited liability company, and that he as such as authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such as authorized agent.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2016.**



Anna Agee
Notary Public

My Commission Expires: 5-8-18

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

