Box 10-B

BILL GARRETT, Davidson County
Trans:T20170008115 DEEDWARR
Recvd: 01/27/17 13:31 2 pgs
Fees:13.00 Taxes:434.75
20170127-0009156

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2017.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	**SAME**	**133-01-0-286.00**
(NAME) **P. O. BOX 40124**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, MICHAEL L. FURKINS AND WIFE, DOLORES T. FURKINS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 280 on the Map of Sunrise Heights Second Plan, of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael L. Furkins and wife, Dolores T. Furkins from FEDERAL NATIONAL MORTGAGE ASSOCIATION by deed dated May 26, 1999 of record in Book 11508, page 341, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Book 421, page 46 and any and all other easements, restrictions and conditions which may affect said premises of record in the Register's Office for Davidson County, Tennessee.

****SEE LIMITED POWER OF ATTORNEY OF MICHAEL L. FURKINS being recorded simultaneously herewith as Instrument No. 20170127-0009155, said Register's Office.***

Unimproved ( )
This is improved(X) property, known as **531 RAYMOND STREET, 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 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 our hands this 27**th day of January, 2017.**

Michael L. Furkins by Dolores Furkins
Attorney in fact for
Michael L. Furkins

MICHAEL L. FURKINS
By: Dolores T. Furkins, Attorney in Fact
for Michael L. Furkins

Dolores T. Furkins

DOLORES T. FURKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2017, before me personally appeared **Dolores T. Furkins,** Attorney-in-Fact for **Michael L. Furkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michael L. Furkins**, and who acknowledged that she executed the same as the free act and deed of **Michael L. Furkins.**

Witness my hand and official seal at Nashville, Tennessee this **27th** day of **January, 2017**.

My Commission expires: **November 5, 2018.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

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 **Dolores T. Furkins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2017.

My Commission expires: **November 5, 2018.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public