BILL GARRETT, Davidson County
Trans:T20170015962 DEEDWARR
Recvd: 02/23/17 10:15 3 pgs
Fees:18.00 Taxes:843.60
20170223-0018130

PREPARED BY:
JOHNSON, MURRELL & ASSOCIATES, P.C.
150 COURT AVENUE
SEVIERVILLE, TN 37862

TAX ASSESSOR INFORMATION: MAP & PARCEL/ACCOUNT: 07207006700

Person or agency responsible for payment of taxes: (New Owners)
Name: JOSHUA INMAN AND WIFE, KATHLEEN INMAN
Address: 1112 Inglewood Drive
Nashville, TN 37216

FORM FOR OATH:

I/we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is ~~$225,000.00~~ $228,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Joshua Inman
AFFIANT

Sworn to and subscribed before me this 17th day of February, 2017.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18

RECORDING DATA:
For Register's Office Use Only

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For Register's Office Use Only

==========

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 17th day of February, 2017, by and between

GUERRY E. FULCHER AND AND ELISHA R. FULCHER

known hereinafter as First Party **(Grantor)**, and

JOSHUA INMAN AND WIFE, KATHLEEN INMAN

known hereinafter as Second Party **(Grantee)**

W I T N E S S E T H

That for and in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, the receipt of which is hereby acknowledged

The First Party has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Second Party, the following described premises, to-wit:

SITUATE in Davidson County, Tennessee, and being the **West half of Lot 15 on the plan of INGLEWOOD**, as the same appears on a plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

SAID LOT fronts 50 feet on the South margin of Kirkland Avenue and runs between parallel lines, 274.4 ft. on the East line, 277.0 ft. on the West line to a dead line in the rear, measuring 50.0 ft.

THIS CONVEYANCE is subject to any and all restrictions and easements of record.

BEING a portion of the same property conveyed to Guerry E. Fulcher and Elisha R. Fulcher, tenants in common, by deed from, Guerry E. Fulcher, Executor of the Estate of Edwin R. Fulcher, Jr., deceased, dated November 4, 2016, and of record in Record #20161114-0119615, in the Register's Office for Davidson County Tennessee.

The above described property was acquired by the Grantor(s) for investment purposes and is not, nor has it ever been used as a primary residence, in accordance with the provisions of TCA Section 26-2-301.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party their heirs and assigns, forever.

And the said First Party for Grantor and for Grantor's Heirs, Executors and Administrators hereby covenants with Second Party, their heirs and assigns, that First Party is lawfully seized in fee simple of the premises above conveyed, has full power, right and authority to convey the same, that said premises are free from all encumbrances, except as stated hereinabove, and that First Party will forever warrant and defend the said **IN WITNESS WHEREOF**, First Party has hereunto set Grantor's hand(s), this day and year first hereinabove written.

GUERRY E. FULCHER

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public, **GUERRY E. FULCHER**, 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, at office, this 14th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 12/28/2020

DEBBY BECK NOTARY PUBLIC AT LARGE SEVIER COUNTY, TN

- **additional signatures on next page** -

Elisha R. Fulcher
ELISHA R. FULCHER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, **ELISHA R. FULCHER**, 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, at office, this 15 day of February, 2017.

H. Meadors
NOTARY PUBLIC

My Commission Expires: 5-8-17

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED THEREIN.

2017012402 – (072-07-0 067.00) – (DKO)
Lot/Unit West half of Lot 15 Inglewood
1152 Kirkland Ave, Nashville, Tennessee 37216

J:\1JMA\Closing\2017 Closings\1152 Kirkland Ave\WARRANTY DEED - SP.DOC

