BILL GARRETT, Davidson County
Trans:T20170039547 DEEDWARR
Recvd: 05/09/17 14:48 2 pgs
Fees:13.00 Taxes:665.63
20170509-0046117

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2017.

Notary Public

My commission expires: _____

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Tanya Vlahovic	new owner	**041-07-0-079.00**
1204 Lyric Lane		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael R. Shoemaker and wife Miyong Shoemaker

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanya Vlahovic

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the Plan of Bell Valley, of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 110.2 feet on the Northerly margin of Lyric Lane and runs back between lines 149.7 feet on the Easterly line and 145.6 feet on the Westerly line to a dead line on which it measures 114 feet.

Being the same property conveyed to Michael R. Shoemaker and wife, Miyong Shoemaker by Warranty deed from Frances Eura Williams, unmarried of record in Book 9621, page 190, Register's Office for Davidson County, Tennessee, dated March 15, 1995 and recorded on March 17, 1995.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1204 Lyric Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF May 2, 2017:

Michael R. Shoemaker

Miyong Shoemaker

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Michael R. Shoemaker and Miyong Shoemaker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of May, 2017.

My Commission Expires: 5/25/20

Notary Public

20171201R

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DORA L. MOBLEY