BILL GARRETT, Davidson County
Trans:T20170046783 DEEDWARR
Recvd: 06/02/17 09:41 2 pgs
Fees:13.00 Taxes:1646.50
20170602-0054900

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17150

Send Tax Bills To:
New Owner

New Owner is:
Jessica Kummer
1210 Kenwood Drive
Nashville, TN 37216

MAP: 061-12-0

PARCEL: 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Edith E. Cloyd and wife, Kathryn W. Silverstein**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jessica Kummer and husband, James Kummer**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Knows As: **1210 Kenwood Drive, Nashville, TN 37216**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 7 and 8 of Block "F" on the plan of Jackson Park, Section No. 2, as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 7 and 8 front together 120 feet on the southerly side of Kenwood Drive and run back 182 feet 6 inches on the westerly line and 141 feet on the easterly line to a dead line, measuring 110 feet thereon.

BEING the same property conveyed to Edith E. Cloyd, unmarried and Kathryn W. Silverstein, unmarried, joint tenants with right of survivorship, by Quitclaim Deed from Edith E. Cloyd, unmarried, dated 12/21/15 and recorded 12/21/15 in Instrument No. 20151221-0128291; and being the same property previously conveyed to Edith E. Cloyd, a single woman, by Warranty Deed from Michael D. Morello married, and Kay M. Barrick, married, dated 3/30/15 and recorded 3/31/15 in Instrument No. 20150331-0027903, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of May, 2017.

GRANTOR(S):

EDITH E. CLOYD

KATHRYN W. SILVERSTEIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edith E. Cloyd and Kathryn W. Silverstein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of May, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$445,000.00**.

AFFIANT

SWORN TO and subscribed before me this 22nd day of May, 2017.

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NOTARY PUBLIC
My commission expires: