

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Natalie Davenport
Affiant

Subscribed and sworn to before me, this 2 day of June, 2017.

Notary Public

My commission expires:
7-6-2020

BILL GARRETT, Davidson County
Trans:T20170047981 DEEDWARR
Recvd: 06/06/17 11:31 2 pgs
Fees:13.00 Taxes:517.63
20170606-0056452

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian J. Foley	**NEW OWNER**	**10812001100**
240 Blackman Rd		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Damien Shoemake, a married man

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

Brian J. Foley, a married man

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:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to-wit: Land in Davidson County, Tennessee, being Lot No. 31A on the plan of Zone Lot Division Lots 31 and 63, East Lake Subdivision, Section 3, of record in Book 5200, page 342, as amended in Plat Book 5800, page 217, said Register's Office. Said Lot No. 31A fronts 37.82 feet on the Easterly margin of Lakeford Drive and extends back 143.0 feet on the Northerly line and 143.0 feet on the Southerly line to a dead line in the rear measuring 37.03 feet thereon.

Being the same property conveyed to Damien Shoemake, unmarried, by Special/Limited Warranty Deed from Deutsche Bank National Trust Company as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates Series 2004-R12, by American Home Mortgage Servicing as Attorney in Fact, dated September 27, 2011, of record in Instrument No. 20110930-0075843, Register's Office for Davidson County, Tennessee. The said Damien Shoemake having since married.

Subject property is not, nor has it ever been the marital residence of the grantor, his spouse or dependents, and has been used for investment purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 5200, page 342, amended in Plat Book 5800, page 217, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3216 Lakeford Drive, Nashville, TN 37214.

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 in 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 my/our hand(s) this 2nd day of June, 2017.

Damien Shoemake

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Damien Shoemake, 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 2nd day of June, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON