WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/17 12:07 3 pgs
Fees:18.00 Taxes:915.75
20170905-0091029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

Jennifer Tully
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2017.

Deanna L Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-070146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jennifer Tully	Jennifer Tully	
(NAME)	(NAME)	
8214 Persia Way	8214 Persia Way	172-12-0D-486.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Seven Thousand Five Hundred And No/100 Dollars ($247,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KYLE FELDMAN, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER TULLY, 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:

Land in Davidson County, Tennessee, being Lot No. 532 on the Plan of Final Subdivision Plat of The Town Center Homes at Lenox Village, Section III of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Forinash and Michael Forinash, wife and husband by Warranty Deed from Jill Triplett Kinberg (formerly known as Jill R. Triplett) and husband Johan Wilhelm Roland Kinberg and Jaimie Ellis Neff (formerly known as Jaimie N. Ellis) and husband, Doug Neff of record in Instrument Number 20130314-0025747, Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 14, 2013.

Being the same property conveyed to Kyle Feldman, an unmarried woman by Warranty Deed from Jessica Forinash and Michael Forinash, wife and husband of record in Instrument Number

20160719-0074367, Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 19, 2016.

unimproved ☐
This is improved ☒ property, known as 8214 Persia Way, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Kyle Feldman this 31st day of August, 2017.

Kyle Feldman
Kyle Feldman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2017, before me personally appeared Kyle Feldman to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the31st day of August, 2017.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY