SolmonParks File No. 80170118

Bill Garrett Davidson County
Batch# 163 DEEDWARR
09/11/2017 01:36:48 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20170911-0092908

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2017.

Notary Public

My commission expires: March 3, 2020

R. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mary Louise Hemmeter	New owner	**104-11-0-351.00**
2131 Bernard Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gregory S. Kyle and wife, Erica Lauren Kyle

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mary Louise Hemmeter, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 35 on the Plan of St. Bernard Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 35 fronts 50 feet on the Southerly margin of Bernard Avenue and extends back 141.58 feet on the Easterly Line and 141.14 feet on the Westerly Line to an alley in the rear, measuring 50 feet, more or less.

BEING the same property conveyed to Gregory S. Kyle by Warranty Deed from Evan Thompson Beziat, Marette Thompson Beziat and Michael David Beziat of record in Instrument No.

20020502-0053830 in the Register's Office for Davidson County, Tennessee, and being the same property further conveyed to Gregory S. Kyle and wife, Erica Lauren Kyle, by Quitclaim Deed from Gregory S. Kyle of record in Instrument No. 20140902-0079646 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2131 Bernard Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of St. Bernard Place of record in Plat Book 161, page 171, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of September, 2017.

Gregory S. Kyle

Erica Lauren Kyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gregory S. Kyle and Erica Lauren Kyle, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of September, 2017.

Notary Public

My Commission Expires: 7.19.21

SolomonParks File No. 80170118

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015