Bill Garrett Davidson County
Batch# 9607 DEEDWARR
10/09/2017 11:01:21 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20171009-0103241

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Emily Miller
221 Graylynn Drive
Nashville, TN 37214

MORTGAGEE
BancorpSouth Bank
2778 W. Jackson St. Bldg. C, 2nd Floor
Tupelo, MS 38801

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
095 04 0 164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Paul Kenny and Marylinn Kenny,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Kate Miller, an unmarried woman,** 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. 32 on the plan of EVA-MOR HEIGHTS, of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Kenny and wife, Marylinn Kenny by deed from William M. Colson and wife, Katherine L. Colson, dated May 26, 1986 of record in Book 6917, Page 382, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **221 Graylynn 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 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.

Witness our hands this 6th day of October, 2017.

Paul Kenny

Marylinn Kenny

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul Kenny and Marylinn Kenny, the bargainor(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 and official seal this 6th day of October, 2017.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 11-3-2020

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY