File Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114053

Bill Garrett Davidson County
Batch# 39948 **DEEDWARR**
12/20/2017 02:14:46 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20171220-0129665

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2017.

Notary Public
My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Whelan 139 Kenner Avenue Nashville TN 37205	AmeriFirst Financial, Inc. 11811 N. Tatum Blvd. Ste. 2500 Phoenix, AZ. 85028	Tax Parcel ID No. 116-03-0-079-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathy Hoke Sizemore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Whelan , a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, Page 100, 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. 71 fronts 50.0 feet on the Southwesterly margin of Kenner Avenue and extends back 200 feet between parallel lines to a dead line. Together with and subject to Easement for driveway purposes granted by agreement of record in Book 1358, page 313 and contained in deed of record in Book 1392, page 6, said Register's Office

Being the same property conveyed to Wiley Eugene Sizemore and spouse, Kathy Hoke Sizemore by Warranty deed from Donald Louis Wirth and spouse, Linda S. Wirth of record in Book 9997, page 381, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 01, 1996. (Value or consideration shown in aforementioned deed $189,000.00.) Being also known as 139 Kenner Avenue Nashville, Tennessee 37205.

The said Wiley Eugene Sizemore having since died on October 14, 2015

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.

Easement for joint driveway purposes granted by agreement of record in Book 1358, page 313 and contained in a deed of record in Book 1392, page 6, said Register's Office.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.
Easements for common driveway of record in Book 9685, Page 519, in the Register's Office for Davidson County, Tennessee.
Driveway Agreement of record in Book 4330, Page 378, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 3932, Page 879, in the Register's Office for Davidson County, Tennessee.
Subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This is improved property located at 139 Kenner Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2017.

Kathy Hoke Sizemore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy Hoke Sizemore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2017.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020