WARRANTY DEED

Bill Garrett Davidson County
Batch# 40509 **DEEDWARR**
12/21/2017 01:21:45 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20171221-0130121

M-KW-17-220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

TAMIRA L. WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-22-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Madison Marchand	New Owner	
(NAME)	(NAME)	
220 Lucile Street		**071-15-0-059.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAMRY LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA MADISON MARCHAND, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 25 on the Plan of Eastmoreland Place of record in Plat Book 161, Page 170, 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. 25 fronts 50 feet on the Southerly side of Lucile Street and extends back Southerly between parallel lines 140 feet to an alley in the rear.

Being a portion of the same property conveyed to Kamry Limited Liability Company, a Tennessee Limited Liability Company by Warranty deed from Potter Brothers Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170310-0023652 Register's Office for Davidson County, Tennessee, dated March 08, 2017 and recorded on March 10, 2017.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee.
- Easement for a Sanitary Sewer to the City of Nashville of record in Book 3432, Page 217, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **220 Lucile Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF DECEMBER, 2017.

Kamry Limited Liability Company, a Tennessee limited liability company

BY: _____
Julia Cummings Trehy
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA CUMMINGS TREHY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KAMRY LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212