Bill Garrett Davidson County
Batch# 66510 DEEDWARR
03/08/2018 10:26:27 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20180308-0021862

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59420
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lucas Kammerer Michelle Tigard Kammerer 608 26th Avenue North Nashville, TN 37209	NEW OWNER 1501 LILLIAN ST NASHVILLE, TN 37206

TAX MAP PARCEL NUMBERS: 09210028700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas A. Ekman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lucas Kammerer and Michelle Tigard Kammerer, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the South 26 feet of the Lot No. 4 of Block "A" on the Map of Pilcher's Resubdivision, of record in Book 57, page 91, Register's Office for said County.

Said part of lot fronts 26 feet on the westerly side of 26th Avenue North and runs back between parallel lines, along the northerly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to Jeffrey S. Curry and Thomas A. Ekman, tenants in common with right of survivorship by Special Warranty Deed from the Federal National Mortgage Association aka Fannie Mae, dated April 29, 2009 and recorded on May 8, 2009 of record in Instrument No. 20090508-0042572, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 21, 2010, recorded June 3, 2010, of record in Instrument No. 20100603-0042840, said Register's Office. Jeffrey S. Curry conveyed his interest in subject property to Thomas A. Ekman, unmarried.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 91, said Register's Office.

This is improved property, known as 608 26 th Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-PR-18-608

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of March, 2018.

Thomas A. Ekman

Thomas A. Ekman

State of Tennessee

County of Davidson

On this 5th day of March, 2018, before me the undersigned authority, personally appeared Thomas A. Ekman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Sworn and subscribed before me this 5th day of March, 2018.

Notary

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020