BOX 10-B

Bill Garrett Davidson County
Batch# 70773 **DEEDWARR**
03/19/2018 12:48:13 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20180319-0025675

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 OF **MARCH, 2018.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA KISER	**SAME**	**095-08-0-140.00**
(NAME) **316 MICHAEL DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HOLLY A. THOMPSON-SHOEMAKER, MARRIED, F/K/A HOLLY A. THOMPSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA KISER,** HEREINAFTER CALLED THE GRANTEE, HER 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. 40, on the Plan of Woodberry Park, of record in Plat Book 2133, pages 117 and 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOLLY A. THOMPSON, AN UNMARRIED WOMAN, by deed from TOWN CREEK PROPERTIES, LLC F/K/A MLB PROPERTIES, LLC, of record in Instrument No. 20091001-0091091, dated September 30, 2009, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 2133, pages 117 and 118; Restrictive Covenants contained in instrument of record in Book 2297, page 194; Transmission Line Easement of record in Book 1163, page 663; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property known as **316 MICHAEL DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 my hand this 16 day of March, 2018.

Holly A. Thompson-Shoemaker

HOLLY A. THOMPSON-SHOEMAKER

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 **Holly A. Thompson-Shoemaker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of March, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public