WARRANTY DEED

Bill Garrett Davidson County
Batch# 75319 **DEEDWARR**
04/02/2018 11:39:59 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180402-0030224

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daisy Seymour	new owner	118-01-0M-002.00 CO
(NAME)	(NAME)	
1210 B Kirkwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, LINDA MAE BOURDEAUX, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, DAISY SEYMOUR, UNMARRIED, 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 Unit "B" as shown on Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for Kirkwood Place, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20091119-0106748, as amended in Instrument No. 20091130-0109011, the Register's Office for Davidson County, Tennessee, formerly known as Lot No. 82 on the Plan of Victoria Place, of record in Book 332, page 10, in said Register's Office, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to LINDA MAE BOURDEAUX, UNMARRIED, by deed from RENEE LEYMON, AN UNMARRIED WOMAN AND JUSTIN ROBERS, A MARRIED MAN, of record as Instrument No. 20100517-0037900, dated May 12, 2010, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for Kirkwood Place, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20091119-0106748, as amended in

Instrument No. 20091130-0109011, the Register's Office for Davidson County, Tennessee, formerly known as Lot No. 82 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1210 B Kirkwood Avenue, Nashville, TN 37212

(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, 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 29th day of March, 2018.

Linda Mae Bourdeaux

Linda Mae Bourdeaux

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Mae Bourdeaux, the within named 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 Nashville, TN, this 29th day of March, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1/3/22

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BE-18-1210B