WARRANTY DEED

Bill Garrett Davidson County
Batch# 87029 **DEEDWARR**
05/01/2018 10:52:10 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180501-0040987

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Horry

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

Edward Joseph Kerr Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH ~~DAY OF APRIL, 2018~~

Notary Public

MY COMMISSION EXPIRES: 5/2/23
(AFFIX SEAL)

Michael McDonough Notary Public My Commission Expires August 2, 2023 South Carolina

THIS INSTRUMENT WAS PREPARED BY
Christy Jones, Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180032TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dorothy B. Geiger	Dorothy B. Geiger	
(NAME)	(NAME)	
2425 Alteras Drive	2425 Alteras Drive	173-09-0A-616.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDWARD JOSEPH KERR, JR. AND MAE HELEN KERR, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY B. GEIGER, A MARRIED PERSON, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 746 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward Joseph Kerr, Jr. and Mae Helen Kerr, husband and wife by Warranty deed from Garr J. Lange and Rene Huston, now Rene Huston Lange, husband and wife of record in Instrument No. 20120217-0014098 Register's Office for Davidson County, Tennessee, dated February 13, 2012 and recorded on February 17, 2012.

unimproved ☐
This is improved ☒ property, known as 2425 Alteras Drive, Nashville, TN 37211
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Edward Joseph Kerr, Jr.

Edward Joseph Kerr, Jr.

Mae Helen Kerr

Mae Helen Kerr

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Horry

On this 24th day of April, 2018, before me personally appeared Edward Joseph Kerr, Jr. and Mae Helen Kerr, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Horry County, ~~Tennessee~~ South Carolina this 24th day of April, 2018.

Commission Expires: 8/2/23

Notary Public

Michael Mooborough
My Commission Expires
Notary Public
August 2, 2023
South Carolina