Bill Garrett Davidson County
Batch# 87557 DEEDWARR
05/02/2018 02:46:23 PM 2 pgs
Fees: $13.00 Taxes: $1,169.20
20180502-0041875

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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 $316,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF A 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/06/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4492B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Katrina Michelle Shirley	new owner	161-05-0B-009.00-CO
701 Brent Glen Place		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KRISTYN ~~SHARBER~~ RATLIFF NOW KNOWN AS KRISTYN MICHELE MORRISON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATRINA MICHELLE SHIRLEY, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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. 9 on the Plan of Section Revision, Brentwood Glen of record in Plat Book 8250, Page 420, 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 Kristyn Ratliff, married woman by Warranty Deed from Brandon Mayberry, unmarried man of record in Instrument No. 20160727-0077251 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 27, 2016.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 701 Brent Glen Place, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KM-18-701

Witness my hand on the 30TH day of April 2018.

Kristyn Michelle Morrison

Kristyn ~~Michelle~~ Morrison
F/K/A/ Kristyn ~~Sharber~~ Ratliff
michele

STATE OF TENNESSEE

COUNTY OF WILLIAMSON Ratliff

Personally, appeared before me, a Notary Public of said County and State, KRISTYN ~~MICHELLE~~ MORRISON, f/k/a/ Kristyn ~~Sharber~~ the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. michele

Witness my hand and official seal, this 30th day of April 2018.

Notary Public

My Commission Expires: 12/11/21

File #: 18-4492B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY