WARRANTY DEED

Bill Garrett Davidson County
Batch# 96869 DEEDWARR
05/25/2018 11:43:17 AM 2 pgs
Fees: $13.00 Taxes: $4,403.00

20180525-0050323

File No. TE0003991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula Kalemeris and George Kalemeris	NEW OWNER	105-13-0-257.00
(NAME)	(NAME)	
1005 Lawrence Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(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, I, **Laura C. Hysmith, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paula Kalemeris and George Kalemeris, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 the Westerly or rear 60 feet of Lot 44 and 45 on the Plan of W.S. Duckworth's Addition as of record in Book 57, Page 83, Register's Office for said County, and described according to a disposition survey prepared by Barge, Waggoner, Sumner & Cannon, dated July 23, 1974, as follows:

Beginning at a point in the Southerly margin of Lawrence Avenue, being the Northeasterly corner of the herein described tract; thence leaving said Avenue South 2 degrees 21' West, 100.0 feet to a point in the Northerly line of Lot 43; thence with said Line North 84 degrees 57' West, 60.0 feet to a point in the Easterly margin of Alley No. 648-A; thence with said Alley North 2 degrees 21' East, 100.0 feet to a point in the Southerly margin of Lawrence Avenue; thence with said Avenue South 84 degrees 57' East, 60.0 feet to the point of beginning.

Being the same premises conveyed to Laura C. Hysmith, a married woman by Warranty Deed from Nathan R. Hysmith, a married man, recorded August 11, 2014 in Instrument No. 20140811-0071899 in the Register's Office for Davidson County, Tennessee.

Nathan Hysmith, spouse of Laura C. Hysmith is executing this deed for purposes of relinquishing any marital rights he may have to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1005 Lawrence Ave, Nashville, TN 37204

(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 my hand this 22nd day of May, 2018.

Laura C. Hysmith

Nathan Hysmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura C. Hysmith and Nathan Hysmith, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of May, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206