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WARRANTY DEED

Bill Garrett Davidson County
Batch# 130229 **DEEDWARR**
08/17/2018 08:40:49 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180817-0081547

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Kimberly Darlene Tomlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2018

Notary Public
MY COMMISSION EXPIRES: May 03, 2021
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Darlene Tomlin	Lera O. Tomlin	12002012300
(NAME)	(NAME)	
1312 Mars Drive	3654A Hamilton Church	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lera O. Tomlin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Darlene Tomlin,** 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. 55 on the plan of Stardust Acres as of record in Book 1424, Page 92, of the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 55 fronts 60 feet on the northerly side of Mars Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to William C. Tomlin and wife, Lera O. Tomlin by deed dated August 18, 1993 from William E. DeFoor of record in Book 9053, Page 72, Register's Office for Davidson County, Tennessee. The said William C. Tomlin died October 13, 2011 survived by his wife, Lera O. Tomlin as surviving Tenant By The Entirety.

unimproved ☐

This is improved ☑ property, known as 1312 Mars Drive, Nashville, TN 37217
(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/our hands this 16th day of August, 2018.

Lera O. Tomlin

State of Tennessee
County of Davidson

Personally appeared before me Lera O. Tomlin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2018.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Tomlin