WARRANTY DEED

Bill Garrett Davidson County
atch# 130585 DEEDWARR
8/17/2018 01:48:13 PM 2 pgs
ees: $13.00 Taxes: $684.50
20180817-0081836

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

Affiant

Subscribed and sworn to before me, this the **13th** day of August, 2018.

Notary Public

My commission expires: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
April Lynn Folmar	New Owner	**095-11-00-9800**
413 Adair Road		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kateresa Kirby, married

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

April Lynn Folmar, as her sole and separate property

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.85 on the Plan of Cloverdale, Section 2, of record in Book 2133, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Kateresa Kirby and husband, David Kirby, by Deed from Les Lazarus and Dan Heichelbech by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, dated 9/15/2006, of record in Instrument No.20070404-0040408 -, Register's Office for Davidson County, Tennessee.

THE said Kateresa Kirby and husband, David Kirby having Quitclaimed to Kateresa Kirby by Quitclaim Deed, dated April 19, 2007, of record in Instrument No. 20070423-0047926,

David Kirby, spouse of the above named Kateresa Kirby, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2133, Page 58, said Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4277, Page 950, Register's Office for Davidson County, Tennessee;

3) Taxes which have been prorated and assumed by the Grantee(s) herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **413 Adair Road, Nashville, TN 37214**

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 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 hand(s) this **13th** day of **August, 2018.**

Kateresa Kirby

David Kirby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kateresa Kirby and David Kirby,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21