Karen Y Johnson Davidson County
Batch# 137468 DEEDWARR
09/06/2018 08:51:42 AM 2 pgs
Fees: $13.00 Taxes: $628.82
20180906-0088189

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169 952.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 31st day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: 2/25/20
File No. G18-3025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Salazar (NAME)	Same as owner (NAME)	060-01-0-028
444 Ewing Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jeramie D. Tinsley, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Salazar, a single man,** 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 situated in Davidson County, Tennessee, TN, being Lot No. 22 on the Plan of Aldrich Heights, Section I, as of record in Book 2083, Page 76, Register's Office for said County. Said Lot No. 22 fronts 80 feet on the Southeasterly side of Old Ewing Lane and extends back in a Southeasterly direction 233.38 feet on the Northeasterly side and 274.65 feet on the Southwesterly side, to a line in the rear measuring 90 feet, thereon.

Being the same property conveyed to Jeramie D Tinsley by Quitclaim Deed dated August 22, 2012 from Jimmy E. Kilgore, II, Virginia D. Foersch and Jeramie D. Tinsley, all the heirs-at-law of Jimmy E. Kilgore, Sr. (deceased), recorded September 19, 2012, in Instrument Number 20120919-0084917, in the Register's Office of Davidson County, Tennessee.
David Tinsley joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2083, Page 75, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2248, Page 498, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 444 Ewing Lane, Nashville, TN 37207.

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. Whenever 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 31st day of August, 2018.

Jeramie D. Tinsley

David Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2018, before me personally appeared Jeramie D. Tinsley and David Tinsley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of August, 2018.

Notary Signature
My commission expires: 6/22/19

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066