Karen Y Johnson Davidson County
Batch# 170456 DEEDWARR
12/05/2018 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20181205-0118497

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020

(AFFIX SEAL)

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
HERFORD COUNTY
My Commission Expires 12-20-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheri Flaherty, a single person	NEW OWNER	004 00 0 067.00
	(NAME)	
8134 Lain Hollow Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edward P. Kister, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cheri Flaherty, a single person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING AND BEING LOCATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND SHOWN AS LOT NO. 67 ON LAIN HOLLOW ROAD, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY HART FREELAND ROBERTS, INC., ARCHITECTS-ENGINEERS, JANUARY 8, 1975 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF LAIN HOLLOW ROAD, AND COMMON CORNER WITH LOT 79; THENCE SOUTH 1 DEGREES 28 MINUTES EAST 381.54 FEET TO A POINT IN PROPERTY OF JUANITA ARMSTRONG; THENCE SOUTH 87 DEGREES 47 MINUTES WEST 305.15 FEET TO A POINT IN PROPERTY OF RUSSELL BAXTER; THENCE WITH HIS BOUNDARY LINE NORTH 00 DEGREES 42 MINUTES WEST 385.57 FEET TO A MARGIN OF LAIN HOLLOW ROAD; THENCE WITH THE SOUTHERLY MARGIN OF LAIN HOLLOW ROAD, NORTH 88 DEGREES 32 MINUTES EAST 300 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.6637 ACRES, MORE OR LESS, AND BEING SHOWN AS PART OF LAIN HOLLOW SUBDIVISION.

BEING THE SAME PROPERTY CONVEYED TO EDWARD P. KISTER BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2007-FF2, DATED NOVEMBER 7, 2014, RECORDED DECEMBER 5, 2014, OF RECORD IN INSTRUMENT NO. 20141205-0111768; AND FURTHER BEING THE SAME PROPERTY CONVEYED TO EDWARD P. KISTER BY QUITCLAIM DEED FROM SHARON KISTER, DATED DECEMBER 12, 2014, RECORDED DECEMBER 16, 2014, OF RECORD IN INSTRUMENT NO. 20141216-0115034, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SHARON KISTER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8134 Lain Hollow Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 hand(s) this 29th day of November, 2018.

Edward P. Kister

Sharon Kister

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward P. Kister and Sharon Kister, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

TRUE COPY CERTIFICATION

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

