WARRANTY DEED

R-BR-18-1152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Y Johnson Davidson County
Batch# 179339 **DEEDWARR**
12/31/2018 03:56:36 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20181231-0126623

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristina McConville and Nathan Andrew Ura	GMH MORTGAGE SVCS, LLC	
(NAME)	(NAME)	
1152 Kirkland Avenue	625 WEST RIDGE PIKE BLDG C STE 100	**072-07-0-067.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	CONSHOHOCKEN, PA 19428	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA INMAN AND KATHLEEN INMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTINA MCCONVILLE, AN UNMARRIED WOMAN, AND NATHAN ANDREW URA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the west half of Lot No. 15 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, and described as follows:

Said lot fronts 50 feet on the South margin of Kirkland Avenue and runs between parallel lines 274.4 feet on the East line, 277.0 feet on the West line to a dead line in the rear, measuring 50.0 feet.

Being the same property conveyed to Joshua Inman and wife, Kathleen Inman by General Warranty deed from Guerry E. Fulcher and Elisha R. Fulcher of record in Instrument No. 20170223-0018130 Register's Office for Davidson County, Tennessee, dated February 14, 2017 and recorded on February 23, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 4789, Page 866, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 11376, Page 487, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1152 Kirkland Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF DECEMBER, 2018.

Joshua Inman by Nathan Keith as Attorney in Fact AS ATTORNEY IN FACT

Kathleen Inman by Nathan Keith as Attorney in Fact AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA INMAN AND KATHLEEN INMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA INMAN AND KATHLEEN INMAN.

Witness my hand and official seal, this the 28th of December, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212