(1)

Karen Johnson Davidson County
Batch# 213224 DEEDWARR
04/03/2019 10:57:44 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190403-0030183

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL A. DESALVATORE, ET UX	Better Mortgage CorpC/O Loan Care	**147-13-0-012.00**
(NAME) **5018 KINCANNON DRIVE**	(NAME) P.O. Box 202049	
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS) Florence, South Carolina 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **I, LOREN VANDERKOOI, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL A. DESALVATORE AND EMILY A. M. DESALVATORE, HUSBAND AND WIFE,** 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. 1027 on the Plan of Brentwood Hall, Section 14, of record in Plat Book 2663, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tajhia Ann Stitzlein from Roger D. Myers, by deed dated August 17, 2001, of record in Instrument No. 20010821-0090059, said Register's Office. Being further conveyed to Loren Vanderkooi and wife, Tajhia Ann Vanderkooi from Tajhia Ann Stitzlein n/k/a Tajhia Ann Vanderkooi, by Quitclaim Deed dated September 23, 2008, of record in Instrument No. 20080930-0099138, said Register's Office. Being further conveyed to Loren Vanderkooi from Tajhia Ann Vanderkooi by Quitclaim Deed dated October 21, 2010, of record in Instrument No. 20101029-0086525, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2663, Page 129, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR .****

unimproved ( )
This is improved(X) property, known as **5018 KINCANNON DRIVE, NASHVILLE, TN 37220**
(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 hand this 27th day of March, 2019.

LOREN VANDERKOOI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Loren Vanderkooi,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of March, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

