WARRANTY DEED

Karen Johnson Davidson County
Batch# 250693 DEEDWARR
07/01/2019 11:30:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190701-0063557

HAL E. WILSON, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of June, 2019.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Pippa Gore	Pippa Gore	083-02-0-088.00
1405 Sharpe Avenue	1212 Fatherland St	
Nashville, TN 37206	Nash. TN 37206	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyne A. Marshall, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Pippa Gore**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being part of Lot No. 8 on the Plan of the Martha Martin Lands of record in Book 161, page 101, Register's Office for said County, and formerly of record in Book 8, pages 441 and 442, said Register's Office, described according to survey made by Ralf W.C. Lambert, surveyor, May 3, 1992 as follows: Beginning at a point to the northerly margin of Sharpe Avenue, 194 feet easterly from the northeast corner of said Sharpe Avenue, and North 14th Street; thence with the northerly margin of said Sharpe Avenue, eastwardly 56.46 feet; thence northwardly 174.96 feet to the southerly margin of said Roberts Avenue, westerly 38 feet; thence southwardly 176.235 feet to the beginning.

Being the same property conveyed to Kyne Marshall, from Federal National Mortgage Association, by deed on January 25, 2011, of record in Instrument Number 20110127-0007583, Register's Office for Davidson County, Tennessee. And further conveyed by Final Decree of Divorce to Kyne Marshall of record in Instrument Number 20140930-0090016, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 161, page 101, formerly Book 8, pages 441 and 442, Register's Office Davidson County, Tennessee.

This is improved property known as: **1405 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 28, 2019.

Kyne A. Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyne A. Marshall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY