BILL GARRETT, Davidson County
Trans:T20120015775 DEEDWARR
Recvd: 03/05/12 08:42 2 pgs
Fees:13.00 Taxes:671.55
20120305-0018748

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120200057

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of February, 2012

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN KYLE FIELDER **916 MARINA STREET** **NASHVILLE, TN 37206**	Regions Bank dba REGIONS MORTGAGE 2050 Parkway Office Circle Birmingham, AL 35244	**082-12-0-181.00**

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, WE,

RYAN MASSA-MCKINLEY AND WIFE, LILLY MASSA-MCKINLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN KYLE FIELDER, UNMARRIED AND JESSICA C. SEIFERT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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. 62 in Neill S. Brown's Addition to East Nashville, a plan of which is of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 62 fronts 50 feet on the southerly side of Marina Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Ryan Massa-McKinley and wife, Lilly Massa-McKinley, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated 1/7/08 and recorded 1/9/08 in Instrument No. 20080109-0002674, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **916 MARINA STREET, NASHVILLE, TN 37206**
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 our hands this 24th day of February, 2012.

RYAN MASSA-MCKINLEY

Lilly Massa-McKinley by Ryan Massa-McKinley Attorney in Fact

LILLY MASSA-MCKINLEY BY RYAN MASSA-MCKINLEY, 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, the within named RYAN MASSA-MCKINLEY the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of February, 2012, before me personally appeared Ryan Massa-McKinely to me known to be the person who executed the foregoing instrument in behalf of Lilly Massa-McKinely as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Lilly Massa-McKinley.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014