BILL GARRETT, Davidson County
Trans:T20130019774 DEEDWARR
Recvd: 03/11/13 15:05 2 pgs
Fees:13.00 Taxes:1147.00
20130311-0024135

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2343040

WARRANTY DEED

THIS INDENTURE is made this the 23rd day of February, 20 13, by Angela R. Schindler, unmarried, First Party, for the purpose of conveying the premises described herein to TIARA N. STINGLEY, an unmarried woman, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Hardison and Young's Lots in West End Park, as shown on plat of record in Plat Book 421, Page 190, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angela R. Schindler by Warranty Deed from Michael Collins, dated October 22, 2010, recorded as Instrument No. 20101028-0086404, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including but not limited to the Plan of record in Plat Book 421, Page 190, which shows an Owner's Certificate, certain notes, easements and setback lines, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2013, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Angela R. Schindler

Angela R. Schindler

STATE OF TENNESSEE
COU COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration forrthis transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subsribed and sworn before me this the 6 day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 04/06/2013

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ACKNOWLEDGEMENT

State of ~~Tennessee~~ Ohio

County of Hamilton)

On this 23rd Feb 2013 before me, Angela R Schindler
(insert name and title of the officer)

personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Signature _____ (Seal)

NOTARY PUBLIC STATE OF OHIO

SONIA KHAWAJA
Notary Public, State of Ohio
My Commission Expires
March 19, 2017

PROPERTY ADDRESS	SEND TAX BILLS TO:	MAP & PARCEL
Tiara N. Stingley 407 Park Circle Nashville, TN 37205	Sierra Pacific Mortgage 5151 Beltline Rd, #510 Dallas, TX 75254	Map 104 05 0 Parcel 104.00

Return To: 13001985
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

THIS DEED IS PREPARED WITH INFORMATION PROVIDED BY STELTEMEIER & WESTBROOK, PLLC. PREPARER MAKES NO REPRESENTATION WITH REGARD TO THE TITLE.