WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130084640 DEEDWARR
Recvd: 10/01/13 10:53 2 pgs
Fees: 13.00 Taxes: 1700.15

20131001-0102804

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jolene L. Skinner	CITIBANK, N.A. ~~NEW OWNER~~	11716003200
(NAME)	(NAME)	
1502 Grandview Drive	1000 TECHNOLOGY DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-3032	O'Fallon, MO 63368-2240	
(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 considerations, the receipt of which is hereby acknowledged, we, **Damon L. Ploger , a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jolene L. Skinner and husband, Ronald D. Beck** , hereinafter called the GRANTEE (S), their heirs and/or 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 26 and the east 30 feet of Lot No. 27 of Block "M" on the map of Maplehurst, of record in Plat Book 843, Page 22 and 23, Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 80 feet on the north side of Grandview Drive and runs back between parallel lines 150 feet to a dead line, and measure 80 feet across the rear thereon.

Being the same property conveyed to Lisa Howard and husband, Steven A. Howard by Deed from Lisa A. Cothron n/k/a Lisa A. Howard and Michel J. Philbin, Trustee, dated 09/06/2007 and filed for record on 09/10/2007 in Instrument 200709100108546, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Damon L. Ploger, a single man by Deed from Lisa Howard and husband, Steven A. Howard, dated 09/12/2011 and filed for record on 09/14/2011 in Instrument 201109140071218, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 843, Page 22, and Plat Book 843, Page 23, said Register's Office.
Deed of Conveyance of record in Book 5011, Page 673, said Register's Office.
ounty of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1502 Grandview Drive, Nashville, TN 37215-3032
(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 GRANTEE(S), their heirs and/or 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/or 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 30th day of September, 2013.

Damon L. Ploger

State of Tennessee
County of Williamson

Personally appeared before me Damon L. Ploger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2013.

Notary Public
My Commission Expires: 8/27/17

~~RETURN TO:~~
~~Stewart Title Company Tennessee Division~~
~~5107 Maryland Way~~
~~Brentwood, TN 37027~~

Return to:
Realty Title
206 A Cool Springs BLVD
#106
Franklin, TN 37067

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY