WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Rueckert	NEW OWNER	072-09 391.00
(NAME)	(NAME)	
1027 Carolyn Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Christopher D. Cline, single and Jo Ann G. Cline, married , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lisa Rueckert, single woman, 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 47, IRVINGTON, as shown on plat of record in Plat Book 843, Page 60, 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 Christopher D. Cline and Jo Ann G. Cline by Warranty Deed from Francisco Javier Trujillo, a married person, recorded on the 12th day of January, 2007 in Instrument No. 20070112-0005146, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Jo Ann G. Cline pursuant to a Power of Attorney executed by the same on the 8th day of January, 2014, and being filed for record simultaneously herewith.

The herein described property is not now nor has ever been the principle place of residence of Jo Ann G. Cline.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1027 Carolyn Avenue, Nashville, TN 37216
(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.

BILL GARRETT, Davidson County
Trans:T20140003881 DEEDWARR
Recvd: 01/17/14 10:39 2 pgs
Fees:13.00 Taxes:710.40
20140117-0004792

Witness our hands this 10th day of January, 2014.

Christopher D. Cline

Jo Ann G. Cline

By: John G. Cline by Christopher D. Cline Attorney in Fact.
Christopher D. Cline her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th day of January, 2014, before me a Notary Public on and for said State and County, duly commissioned and qualified, personally appeared Christopher D. Cline, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 27, 2015

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Christopher D. Cline, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jo Ann G. Cline, acting as that person's agent and attorney in fact, and the said Christopher D. Cline acknowledged that he executed the foregoing instrument as agent and attorney in fact for Jo Ann G. Cline for the purposes therein contained. POA of record @ Inst # 20140117000479 1 Res. Office of Davidson Co, TN.

WITNESS my hand and seal, this 10th day of January, 2014

Notary Public

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 27, 2015

My Commission Expires: _____

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122