BILL GARRETT, Davidson County
Trans:T20140007344 DEEDWARR
Recvd: 01/31/14 12:52 2 pgs
Fees:13.00 Taxes:407.00
20140131-0008833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Suzanne R. Lee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF January, 2014

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Suzanne R. Lee 720 Center Street Madison, TN 37115	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	052-07-0-049.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARILYN FAYE RINTZ, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SUZANNE R. LEE, A SINGLE INDIVIDUAL

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Madison Heights Subdivision, Section II, Part II of record in Plat Book 2133, Page 83, Register's Office for said County.

Said Lot No. 13 fronts 114.0 feet on the westerly side of Center Street and runs back between lines, 346.37 feet along the northerly line and 357.95 feet on the southerly line to a dead line in the rear, measuring 114.59 feet thereon.

Being part of the same property conveyed to ECKARDT COMPANY, INC., by deed from EDWIN E. IGELERUD AND WIFE, BONNABELLE IGELERUD, of record in Book 2240, page 182, dated November 18, 1953, said

Register's Office. Then being further conveyed to CLAUDE REASONER AND WIFE, REVA REASONER, by Installment Deed from ECKARDT COMPANY, INC., of record in Book 2272, page 435, dated July 23, 1954, said Register's Office. Then being further conveyed to RALPH R. RINTZ AND WIFE, MARILYN F. RINTZ, by Installment Deed from CLAUDE REASONER AND WIFE, REVA REASONER, of record in Book 4251, page 334, dated July 12, 1968, said Register's Office. The said Ralph R. Rintz and Marilyn Faye Rintz having since divorced according to the Final Decree of record in Book 5764, page 288, dated July 27, 1976, which states that the subject property is to be vested into MARILYN F. RINTZ.

This improved property is known as 720 Center Street, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 29 day of January, 2014.

Marilyn Faye Rintz

Marilyn Faye Rintz

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marilyn Faye Rintz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of January, 2014.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY