BILL GARRETT, Davidson County
Trans:T20140081111 DEEDWARR
Recvd: 10/28/14 11:03 2 pgs
Fees:13.00 Taxes:395.90

20141028-0099274

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2014.

Notary Public

My commission expires: 10/18/16

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brianna Ronemus	Guaranty Trust Company ~~New Owner~~	**Map\Parcel: 081-02-0-079.00**
1729 Kellow Street	316 Robert Rose Drive	
Nashville, TN 37208	Murfreesboro, TN 37129	

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 ACKNOWLEDGE, WE,

Caryn Bjork, a married woman

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

Brianna Ronemus, UNMARRIED

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. 91 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Jason B. McReynolds by Special Warranty Deed from Green Tree Servicing, LLC, of record in Instrument No. 20050907-0107263, Register's Office for Davidson County, Tennessee, dated August 03, 2005 and recorded on September 07, 2005.
Being the same property conveyed to TriStar Bank by Substitute Trustee's Deed from Kevin J. Jones, Substitute Trustee, of record in Instrument No. 20130903-0092683, Register's Office for Davidson County, Tennessee, dated September 03, 2013 and recorded on September 03, 2013. See also Appointment of Substitute Trustee filed in Instrument Number 20130719-0075034, said Register's Office. (Value of consideration shown in aforementioned Deed $24,000.00)Being the same property conveyed to Caryn Bjork by Special Warranty Deed from TriStar Bank, of record in Instrument No. 20140220-0014492, Register's Office for Davidson County, Tennessee, dated February 17, 2014 and recorded on February 20, 2014 also known as 1729 Kellow St., Nashville, TN 37208. This is not the primary residence of the Grantee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of Recording Instrument Number 20060907-0110923, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1729 Kellow Street Nashville, TN 37208.

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 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 my/our hand(s) this 27th day of October, 2014.

CARYN BJORK BY GARRETT BJORK
HER ATTORNEY IN FACT
Caryn Bjork by Garrett Bjork
her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public personally appeared Garrett Bjork who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she is the Attorney-in-Fact for Caryn Bjork, and being authorized to do so, did execute this instrument on his/her behalf by virtue of power of attorney being recorded in Record Book #, Page ____, in Register's Office for Davidson County, Tennessee. #20141028-0099273

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 27th day of Oct. 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314142CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027