Davidson County DEEDWARR
Recvd: 01/28/15 15:51 2 pgs
Fees:13.00 Taxes:1739.00
20150128-0008293

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/15/15
(AFFIX SEAL)

LINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires 2015

Y-CBB-14-1112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karl Edward Zelik and Tiffany Marie Klaas	**Magna Bank**	
(NAME) **1112 Ordway Place**	(NAME) **P.O. Box 172207**	**08309003700**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Memphis, TN 38187**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JESSICA JOYCE THOMAS PATRICK, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KARL EDWARD ZELIK AND TIFFANY MARIE KLAAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot 7, Block "C" in F.O. Beasley's Subdivision of the Douglass Tract (also referred to as Beazley's), a plan of which is recorded in Plan Book No. 2, Page 66, in the Chancery Court at Nashville, Tennessee.

Said Lot No. 7 fronts 50 feet on the Southerly side of Grove Avenue now Ordway Place, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jessica Joyce Thomas Patrick, married by Warranty Deed from Bradley F. Edmonds, unmarried, recorded on the 19th day of December, 2013 in Instrument No. 20131219-0128392, in the Register's Office of Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on plat of record in Plan Book 2, Page 66, Chancery Court of Nashville, Tennessee;
- Covenants, Conditions and Restrictions of record in Instrument No. 20050310-0026488, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1112 Ordway Place, Nashville, Tennessee 37206**.

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 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 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 the 26th DAY OF JANUARY, 2015.

Jessica Joyce Thomas Patrick

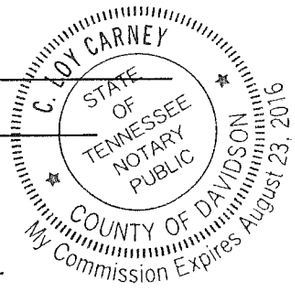
Hamilton W. Patrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA JOYCE THOMAS PATRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

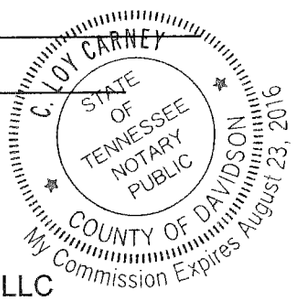


STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAMILTON W. PATRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of the electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

