NEW OWNER:

ALYSSA A. SIRMEYER
3067 PENN MEADE DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
Tennessee Trust Mortgage, Inc.
6398 Highway 41-A
Pleasant View, TN 37146

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0103

Map & Parcel 052130B18100CO

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24514

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150012954 DEEDWARR
Recvd: 02/23/15 10:46 3 pgs
Fees:18.00 Taxes:439.93
20150223-0015295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighteen Thousand Nine Hundred and 00/100 Dollars ($118,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RACHAL L. WALL, f/k/a Rachel L. Seidel, and husband, CHRISTOPHER WALL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ALYSSA A. SIRMEYER, an unmarried woman**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, described as Lot No. 217 on the Plan of River Glen, a Horizontal Property Regime located on Penn Meade Way, in Nashville, TN, together with Easements as shown on the plat of River Glen, Planned Unit Development, Phase IV, Section 3, recorded in Instrument No. 20010330-0030661, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 6762, Page 208, Book 10630, Page 501, Book 11532, Page 610 and Instrument No. 20020425-0051349, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 6762, Page 208, Book 10630, Page 501, Book 11532, Page 610 and Instrument No. 20020425-0051349, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to RACHAL L. SEIDEL, unmarried and CHRISTOPHER WALL, unmarried by Warranty Deed from Jennifer K. Smith, unmarried, dated January 13, 2006, and of record in Instrument No. 20060120-0007783, Register's Office for DAVIDSON County, Tennessee. Rachal L. Seidel is now known as Rachal Wall by subsequent marriage.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3067 PENN MEADE DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20010330-0030661, Book 6900, Page 650, and Book 6900, Page 671, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12 day of February, 2015.

RACHAL L. WALL

CHRISTOPHER WALL

STATE OF TN

COUNTY OF KNOX

BURIM DELIU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid; **RACHAL L. WALL and husband, CHRISTOPHER WALL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2015.

NOTARY PUBLIC

My commission expires: 3/3/18

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The actual consideration or value, whichever is greater, for this transfer is **$118,900.00** .

AFFIANT

Sworn to and subscribed to before me this 12th day of February, 2015.

NOTARY PUBLIC

My commission expires: June 14, 2015