WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039790 DEEDWARR
Recvd: 05/21/15 14:46 2 pgs
Fees:13.00 Taxes:577.20
20150521-0047179

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,000.00**

Samantha Valentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE MAY 15, 2015

Notary Public

MY COMMISSION EXPIRES: 11-20-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 2400 Crestmoor Rd, #18, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Valentine	**Samantha Valentine**	
(NAME) **1316 9th Street**	(NAME) **1316 9th Street**	04414012500
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

Rose Tignor and Ed Tignor, Husband and Wife

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

Samantha Valentine, 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 Situated in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 57 on the plan of Rolling Green Subdivision, Section II, of record in Book 1424, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Originally being property conveyed to Jeffery Ray McLarran and wife, Sheila McLerran by deed from Wanda Williams, dated 8/28/2007 and recorded in Instrument Number 20070831-0104842 in the Register's Office in Davidson County, TN.
Further conveyed to James Deatrick, Jr by deed from Shapiro & Kirsch LLP dated 8/26/2014 of record in Instrument Number 20141003-0091649 in said Register's Office.
Further conveyed to Capital Journey LLC by Quit Claim Deed from James Deatrick, Jr., dated 10/8/14 and recorded in Instrument Number 20141008-0093230 in said Register's Office.
Finally conveyed to Rose Tignor and husband, Ed Tignor by deed from Capital Journey LLC dated 10/10/14 and recorded in Instrument Number 20141020-0096384 in said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1316 9th Street, Old Hickory, TN 37138**
(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.

Witness our hand(s) this **15th day of May, 2015.**

Rose Tignor

Ed Tignor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Rose Tignor and Ed Tignor** the within named Seller(s) 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 at office on **15th day of May, 2015**

Notary Public My commission expires: 11-20-2018

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER