BILL GARRETT, Davidson County
Trans:T20150046891 DEEDWARR
Recvd: 06/12/15 14:58 2 pgs
Fees:13.00 Taxes:1073.00
20150612-0056034

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150600287

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Tsuchiyama **1201 Richmond Drive** **Nashville, TN 37216**	Farmington Mortgage 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	**061-08-0-008.00**

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 ACKNOWLEDGED, WE,

Marguerite H. Naylor and husband, Robert Joseph Sheesley

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

Scott Tsuchiyama and Sara Sterkenburg Husband and Wife

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. 16 on the Plan of Section Two, McGaughey Heights, as shown by plat of record in Plat Book 1835, Page 58, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Marguerite H. Naylor by Warranty Deed from Stephen E. Dambach and wife, Karen Dambach, dated 6/13/03 and recorded 6/17/03 in Instrument Number 20030617-0083250, Register's Office for Davidson County, Tennessee.
The undersigned Robert Joseph Sheesley spouse of Marguerite H. Naylor joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1201 Richmond Drive, Nashville, TN 37216**
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 hands this 11th day of June, 2015.

Marguerite H. Naylor

Robert Joseph Sheesley by
Marguerite H. Naylor, Attorney in Fact

Marguerite H. Naylor

Robert Joseph Sheesley by
Marguerite H. Naylor, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marguerite H. Naylor the bargainor(s) 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 at Nashville, Tennessee, this 11th day of June, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of June, 2015, before me personally appeared Marguerite H. Naylor to me known to be the person who executed the foregoing instrument in behalf of Robert Joseph Sheesley as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Robert Joseph Sheesley.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of June, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018