This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1175**

BILL GARRETT, Davidson County
Trans:T20150050888 DEEDWARR
Recvd: 06/25/15 09:45 2 pgs
Fees:13.00 Taxes:832.50
20150625-0060979

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/18/2015**, by and between **Jason L Sauer, and Briana Boero, Husband and Wife**, parties of the first part, and **Amanda Renea York, and James R. York, as Joint Tenants with Rights of Survivorship,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 133, on the Plan of Riverwalk, Phase 1A, Section 2, Phase 1B, Section 2, of record in Instrument 20021022-0129510 Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason L. Sauer and Briana Boero, both unmarried as tenants in common with right of survivorship by Warranty Deed from Scott Phillips, a/k/a Scott E. Phillips and wife, Jerolyn Phillips dated 04/08/2011, of record in Instrument No. 20110411-0027736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: **All existing Easement and Restrictions of record.**

Parcel ID # **126160A17400CO**
☒ Improved **6892 Bridgewater Drive, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jason L Sauer

Briana Boero
By: Jason L. Sauer, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jason L Sauer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of June, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared **Jason L Sauer** , with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the Attorney-in-fact for **Briana Boero** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Briana Boero** as his free act and deed.

Witness my hand and Notarial Seal this 18th day of June, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Amanda Renea York and James R. York**

and Address: **6892 Bridgewater Drive, Nashville, TN 37221**

Mail tax bills to:

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$225,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and sworn to before me this 18th day of June, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY