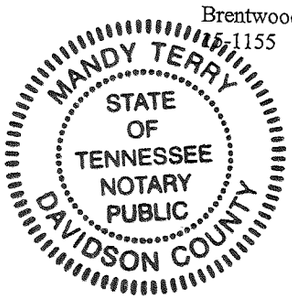
Davidson County DEEDWARR
Recvd: 08/27/15 14:35 3 pgs
Fees:18.00 Taxes:494.32
20150827-0087026

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1155



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,600.00

Ashley Reiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2015

Mandy Terry
Notary Public
Commission Expires: 3-10-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alvin Dean Jeffery 1814 Knowles St. Nashville, TN 37208	Farmington Mtg a div of Capstar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	08115016000

WARRANTY DEED

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, I/WE,

Laura Briere, an married person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alvin Dean Jeffery and Jamey Michael Rutschilling, as tenants in common with right of survivorship

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. 33, JM, TJ and GW on the Plan of Harding Addition, as of record in Plat Book 21, page 80, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Laura Briere, an unmarried person by Warranty Deed from Yolanda Jason dated 02-01-2013 and recorded 02-07-2013 in Instrument No. 20130207-0012863, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1814 Knowles St., Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of August, 2015.

Laura Briere

Laura Briere

STATE OF ~~TENNESSEE~~ New Hampshire
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Laura Briere, a married person

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 TD Bank 141 South River, NH Rd. Bradford, ~~Tennessee~~ this ~~24th~~ 25 day of August, 2015.

Notary Public
My Commission Expires: January 15, 2019

ASMA S HUSSIN
Notary Public, New Hampshire
My Commission Expires Jan 15, 2019

(Notary Seal)

True Copy Certification

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

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY