WARRANTY DEED

File #15710

BILL GARRETT, Davidson County
Trans:T20150079508 DEEDWARR
Recvd: 09/18/15 10:34 2 pgs
Fees:13.00 Taxes:1258.00
20150918-0094903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisa L. Jorstad	Shelter Lending Services LLC	-071-16-0-295.00
(NAME)	(NAME)	
728 Douglas Avenue	4000 Chemical Rd., #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Plymouth Meeting, PA 19462	
(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, I, **Timothy Sears and wife, Molly Sears,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alisa L. Jorstad and Ryan E. Jorstad, II, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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(s) "A", as shown on the map entitled Resubdivision of Lot Nos. 393 to 397 Inclusive, Oakwood Park Subdivision, of record as Plat Book 1130, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot "A" fronts 55 feet on the Southerly side of Mile End Avenue, and runs back 153.5 feet on the Easterly line and 152.5 feet on the Westerly line with the Easterly margin of north Ninth Street to a dead line, measuring 55 feet thereon.

Included in the above description but excluded therefrom is that certain property conveyed to The Metropolitan Government of Nashville and Davidson County by Order of Possession of record in Book 8657, page 419 and Final Order of record in Book 8860, page 256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Sears and Molly Sears, husband and wife by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20140327-0025431 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 27, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 728 Douglas Avenue, Nashville, TN 37207

(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 my hand this 14th day of September, 2015.

Timothy Sears

Molly Sears

STATE OF Tennessee

COUNTY OF Davidson

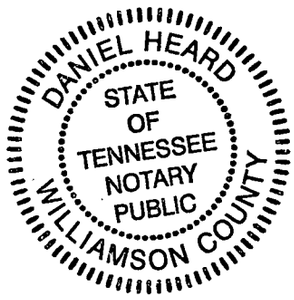
I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that Timothy Sears and Molly Sears personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of September, 2015.

Notary Public

My Commission Expires: 9-5-2016

(SEAL)



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027