WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/10/2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01271-12332

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise L. Stark	SIRVA Mortgage, Inc.	104-01-0F-024.00 CO
(NAME) 316 Sylvan Park Lane	(NAME) 6200 Oak Tree Blvd., Ste 300	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Independence , OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/02/15 09:12 3 pgs
Fees:18.00 Taxes:1572.50
20151002-0100269

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JANE HEDGES DOUGLAS, F/K/A MARY JANE HEDGES, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DENISE L. STARK, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 24, on the Horizontal Property Regime for West End Station Condominiums, as recorded in the Master Deed of record as Instrument Number 20070712-0083315, amended as Instrument Number 20071220-0146057, Instrument Number 20080919-0095641 and Instrument Number 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARY JANE HEDGES, by deed from WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090902-0082201, dated August 31, 2009, said Register's Office.

Keith Douglas, spouse of Jane Hedges Douglas, f/k/a Mary Jane Hedges, joins in the execution of this instrument to convey any marital interest he has in the subject property.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the Horizontal Property Regime for West End Station Condominiums, as recorded in the Master Deed of record as Instrument Number 20070712-0083315, amended as Instrument Number 20071220-0146057, Instrument Number 20080919-0095641 and Instrument Number 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 316 Sylvan Park Lane, Nashville, TN 37209

(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 hands this 29th day of September, 2015.

Jane Hedges Douglas, f/k/a Mary Jane Hedges

Keith Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane Hedges Douglas, f/k/a Mary Jane Hedges and Keith Douglas, the within named bargainors, 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 and official seal at Nashville, this 29th day of September, 2015

Notary Public

My Commission Expires: 1/4/17

TRICIA BALK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

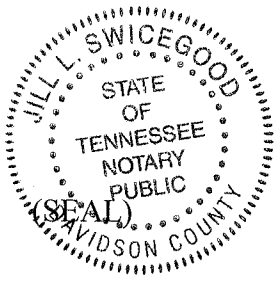
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018