WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/15 10:51 3 pgs
Fees:18.00 Taxes:425.50
20151023-0108023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 20TH DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1468B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patricia Galindo	Franklin Synergy Bank	133-16-0-124-00
293 Penfield Drive	722 Columbia Ave	
Nashville, TN 372114011	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KATHY LEE WOCHLER AND LISA GALE SIEGENTHALER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICIA GALINDO, MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 87 on the Plan of Kenilworth Estates, Section Two of record in Plat Book 2900, Page 126, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 70 feet on the southerly side of Penfield Drive and extends back between parallel lines 137 feet to a dead line.

Being the same property conveyed to David Meryl Beachboard and wife, Dorise Knowles Beachboard by warranty deed from James A. McCoy and wife, Dorral P. McCoy of record in Book 3529, page 523, Register's Office for Davidson County, Tennessee, dated 03/13/1963 and recorded on 03/19/1963.

Dorise Knowles Beachboard, being predeceased by David Meryl Beachboard, died intestate July 5, 2015. Her interest in said property vesting in her daughters, Kathy Wochler and Lisa Siegenthaler, as of record in Muniment of Title in Case No. 15P1669, Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 126, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3159, Page 308, in the Register's Office for Davidson County, Tennessee.

This is property known as 293 Penfield Drive, Nashville, TN 372114011

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 20th day of October, 2015.

Kathy Lee Wochler

Lisa Gale Siegenthaler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KATHY LEE WOCHLER AND LISA GALE SIEGENTHALER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of October, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1468B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

