WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093702 DEEDWARR
Recvd: 11/03/15 12:34 2 pgs
Fees:13.00 Taxes:775.15
20151103-0111974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Notary Public

My Commission Expires NOV. 3, 2016

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Nichting	Shelter Lending Services	
(NAME)	(NAME)	
1613 Celebration Way	4000 N. Brown Deer Rd., STE E	172-08-0B-022.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Juana C. Rodriguez and husband, Narayan Telangi, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ryan Nichting, 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. 22 on the Plan of Revised Final Plat of Phase One, Bridle Downs, of record in Plat Book 6900, Page(s) 701 - 703, corrected in Book 8169, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juana C. Rodriguez and husband, Narayan Telangi by Warranty Deed from Delynn C. Thayer, an unmarried woman of record in Instrument No. 20070305-0026313 Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on March 05, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1613 Celebration Way, Nashville, TN 37211

(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 30th day of October, 2015.

Juana C. Rodriguez

Narayan Telangi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Juana C. Rodriguez and Narayan Telangi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

