WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7.2.16

(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD G. MENDE and ~~wife~~, CHRISTINE A. MENDE	New Owner -Richard G. Mende 2884 Paddlewheel Dr., Nashville, TN 37214	062020B06500CO
2884 Paddlewheel Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WESLEY R. TERRY and wife, RACHEL H. TERRY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD G. MENDE, ~~unmarried~~ married and ~~wife~~, CHRISTINE A. MENDE, ~~unmarried~~ hereinafter called the Grantees, their heirs and assigns, that 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. 226, ON THE PLAN OF ABBINGTON PARK, PHASE ONE, SECTION TWO, OF RECORD IN INSTRUMENT NO. 20030922-0139712 AND INSTRUMENT NO. 20031006-0146904, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCES ARE HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WESLEY R. TERRY AND WIFE, RACHEL H. TERRY BY DEED FROM ANGELA N. WINTER, NOW KNOWN AS ANGELA WINTER MAY, MARRIED, OF RECORD IN INSTRUMENT NO. 20081229-0122658 IN REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS IMPROVED PROPERTY KNOWN AS 2884 PADDLE WHEEL DRIVE, NASHVILLE, TN 37214-1184.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2884 Paddlewheel Drive, Nashville, TN ~~37072~~ 37214
(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/our hand(s) this 23rd day of November, 2015.

BILL GARRETT, Davidson County
Trans:T20150099870 DEEDWARR
Recvd: 11/24/15 10:55 2 pgs
Fees:13.00 Taxes:777.00
20151124-0119045

WARRANTY DEED
(Continued)

WESLEY R. TERRY

RACHEL H. TERRY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY R. TERRY, and wife, RACHEL H. TERRY the herein bargainor(s), 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, this the 23rd day of November, 2015.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072