WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026831 DEEDWARR
Recvd: 04/04/16 09:59 2 pgs
Fees:13.00 Taxes:1461.50
20160404-0031558

G-TN-16-5204B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Stacy Ceccarelli and Paul Ceccarelli	**Access National Mortgage**	
(NAME)	(NAME)	
5204B Louisiana Avenue	**1800 Robert Fulton Drive Suite 350**	**091-07-0-039.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2019	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SUSANNAH HERRING, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACY CECCARELLI AND PAUL CECCARELLI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lots No. 1111, Block 26, of Plan No. 2 of West Nashville, as of record in Book 57, Page 172, said Register's Office, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Susannah Herring, a single person by Quitclaim deed from Susannah Herring, a single person of record in Instrument No. 20140828-0078718 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on August 28, 2014. Being a portion of the same property conveyed to Susannah Herring, a single person by Warranty deed from Jonathan Sewell, married of record in Instrument No. 20140714-0061715 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 14, 2014.

Susannah Herring having since married. The above described property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 172 through 174, inclusive, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5204B Louisiana Avenue , Nashville, Tennessee 37209-2019**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF APRIL, 2016.

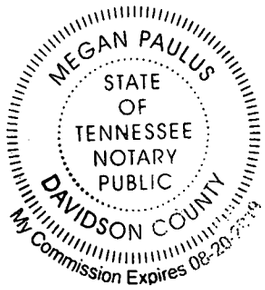
Susannah Herring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSANNAH HERRING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212