WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/16 08:09 2 pgs
Fees:13.00 Taxes:370.00
20160422-0039074

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $100,000.00.

Affiant

Subscribed and sworn to before me this 12 day of April, 2016.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Irene Kelley	Same	119-14-0-192.00
262 Collier Avenue		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Russell Saindon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Irene Kelley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Mashburn Heights, Section 2, as of record in Book 1835, Page 93, Register's Office for said County.

Said Lot No. 18 fronts 157.4 feet on the westerly side of Mashburn Drive and extends back 127.5 feet on the northerly line and 109.1 feet on the southerly line to a dead line measuring 81.3 feet thereon.

Being the same property conveyed to Russell Saindon and wife, Robin Saindon from Phillip Saindon and wife, Eva Belle Saindon by Installment Deed on December 31, 1979, of record in Book 5549, Page 378, Register's Office for Davidson County, Tennessee. Further conveyed to Russell Saindon by Divorce Decree where Robin Lynn Saindon was divested and reinvested was the said Russell Saindon of record in Book 5804, Page 792, Register's Office for Davidson County, Tennessee. Further conveyed to Dewey W. Pedigo, Trustee from Russell Saindon, a single person and then to Russell Saindon, Eva Belle Saindon and Phillip Saindon, Sr. from Dewey A. Pedigo, Trustee by Quitclaim Deed on October 8, 1981, of record in Book 5804, Page 796, Register's Office for Davidson County, Tennessee. The said Phillip Charles Saindon, Sr., having since died on May 11, 2000, and Eva Belle Saindon having since died on November 11, 2007, leaving their interest to Russell Saindon by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2905 Mashburn Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 12, 2016.

Russell Saindon
Russell Saindon
BY: by Dinah L Clark attorney-in-fact
Dinah L. Clark, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Dinah L. Clark,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Russell Saindon,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Russell Saindon,** the bargainor(s), by the said **Dinah L. Clark,** as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of April, 2016.

NOTARY PUBLIC My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-19

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.