Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$289,500.00~~ $293,500.00

Affiant

Subscribed and sworn to before me this 22nd day of April, 2016.

Notary Public
My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160033909 DEEDWARR
Recvd: 04/25/16 15:09 2 pgs
Fees:13.00 Taxes:1085.95
20160425-0040127

16-0176

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Paschal	new owner	141-15-0B
625 River Ridge Court		030.00-CO
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Sylvia R. Claunch, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Deborah Drew and husband, David V. Paschal,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Rolling River Estates, Phase II of record in Plat Book 5200, Page 7, 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 Jimmy H. Claunch and wife, Sylvia R. Claunch by Quitclaim deed from Hasty Construction Company of record in Book 5313, Page 958, Register's Office for Davidson County, Tennessee, dated July 20, 1978 and recorded on July 20, 1978.

Sylvia Claunch and Sylvia R. Claunch being one and the same person.

Jimmy H. Claunch having since died on December 21, 2015 leaving Sylvia R. Claunch as sole tenant.

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

This is improved property located at **625 River Ridge Court, Nashville, TN 37221.**

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 hand this 22nd day of April, 2016.

Sylvia R Claunch

Sylvia R. Claunch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sylvia R. Claunch**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of April, 2016.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18