Davidson County DEEDWARR
Recvd: 04/28/16 08:59 4 pgs
Fees:23.00 Taxes:1424.50
20160428-0041294

NEW OWNER:

Vernon L. Scribner, Jr.
KayAnn A. Moore
1015 North 5th Street
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0309

Map 082 Group 04-0 Parcel 088.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Five Thousand and 00/100 Dollars** ($**385,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ANDREW DICKER, married, AND KIMBEL MENGELBERG, married,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **VERNON L. SCRIBNER, Jr. AND KAYANN A. MOORE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Sharpe and Crutcher's Addition recorded in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Andrew Dicker, married and Kimbel Lea, unmarried, equally as tenants in common, by Warranty Deed from Pamela J. Parham-El, dated April 15, 2015, and of record Instrument No. 20150417-0034310, Register's Office for Davidson County, Tennessee. Kimbel Lea is now known as Kimbel Mengelberg. Said property is not the principal residence of said grantors, nor any spouse of said grantors.

This is IMPROVED property known as 1015 North 5th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25th day of **April, 2016.**

ANDREW DICKER

KIMBEL MENGELBERG

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANDREW DICKER AND KIMBEL MENGELBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **April, 2016.**

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **385,000.00** .

AFFIANT

Sworn to and subscribed to before me this 25th day of **April, 2016**.

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 10, 2018

NOTARY PUBLIC

My commission expires: _____

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

