RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160122

Davidson County DEEDWARR
Recvd: 04/29/16 16:11 3 pgs
Fees:18.00 Taxes:1306.01
20160429-0042385

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,975.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

NOTARY PUBLIC

My commission expires: 3/20/18

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Norden-Paul & Annie Pennell 317 Neill Avenue Nashville, TN 37206	New Owner	082 12 0 063.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Two Thousand Nine Hundred Seventy Five and 00/100 Dollars ($352,975.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT LINDSEY AND ELIZABETH C. LINDSEY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY NORDEN-PAUL & ANNIE PENNELL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 184, on the Plan of NEILL S. BROWN'S ADDITION, (erroneously Plan of Neil S. Brown's Addition) as shown by plat of record in Plat Book 57, Page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said Lot No. 184 fronts 50 feet on the Easterly side of Neil Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to from Eric Sox and George Brandt by Trustee's Deed dated 4/07/2015, and recorded on 4/16/2015, of record in Instrument # 20150416-0033569, in the Register Deed's Office for Davidson County, Tennessee.
AND
Being the same property conveyed to Scott Lindsey and Elizabeth C. Lindsey, husband and wife, by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, dated 6/12/2015, and recorded on 6/12/2015, of record in Instrument # 201506012-0055888, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 317 Neill Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of April, 2016.

SCOTT LINDSEY

ELIZABETH C. LINDSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Scott Lindsey and wife, Elizabeth C. Lindsey, 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 seal, this the 29th day of April, 2016.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Cari Mule' 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', 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: 02/21/2017

