WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041372 DEEDWARR
Recvd: 05/17/16 15:17 2 pgs
Fees:13.00 Taxes:1198.80
20160517-0049320

B-STM-16-1712-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
John Von Colln and Meghan Von Colln	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	**104-16-0-159.00**
1712 Linden Avenue	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Richmond, VA 23224**	
(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, **MIDTOWN PRINTING INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN VON COLLN AND MEGHAN VON COLLN, HUSBAND AND WIFE,** 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 the easterly 62.0 feet of Lot No. 161 on the Plan of Belmont Land Company's Lots called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 161 fronts 62.0 feet on the northerly margin of Linden Avenue and extends back between parallel lines, along the westerly margin of Oakland Avenue, 175 feet to a 15 foot alley.

Being the same property conveyed to Copies Unlimited, Inc., a Tennessee Corporation by Warranty deed from Frederick W. Von Colln and wife, Toni P. Von Colln of record in Book 7077, page 259, Register's Office for Davidson County, Tennessee, dated December 22, 1986 and recorded on December 22, 1986.

Copies Unlimited, Inc. having since changed their name to Midtown Printing, Inc., by Articles of Amendment to the Charter of record in Book 9251, page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 421, Page 34, 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: **1712 Linden Avenue , Nashville, Tennessee 37212**.

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 16th DAY OF MAY, 2016.

Midtown Printing Inc.

BY: _____
Fred Von Colln, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Fred Von Colln, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Midtown Printing Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, at office, this 16th day of May, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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