Davidson County DEEDWARR
Recvd: 05/20/16 13:56 3 pgs
Fees:18.00 Taxes:958.30
20160520-0050870

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 259,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2016.

Notary Public

My commission expires: 12-22-19

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dana E. Throneberry	**PINNACLE BANK**	**07206035300**
1207 Keller Avenue	**150 3RD AVE SOUTH, STE 900**	
Nashville, TN 37216	**NASHVILLE, TN 37201**	

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 ACKNOWLEDGE, WE,

Magi M. Guinane, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dana Throneberry, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the Southerly 150 feet of the Westerly 50 feet of Lot No. 8, on the Plan of Keller's Subdivision of the Maxey Home Place, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said Lot No. 8 fronts 50 feet on the Northerly side of Keller Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Magi M. Guinane, a single person, from David L. Liles by Warranty Deed dated March 17, 2015 of record in Instrument No. 20150320-0024342, Register's Office for Rutherford County, Tennessee.

Also being the same property conveyed to David L. Liles from Kevin B. Chan and Satya Ung by Default Judgment Order dated April 8, 2015 of record in Instrument No. 20150408-0030930, said Register's Office.

Further being the same property conveyed to David L. Liles from Kevin B. Chan and Satya Ung by Final Decree Confirming Sale dated July 3, 2013 of record in Instrument No. 20140218-0013942, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1207 Keller Avenue, Nashville, TN 37216.

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 in 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/our hand(s) this ~~19th~~ day of May, 2016.

Magi M. Guinane

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Magi M. Guinane, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2016.

Notary Public

My Commission Expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON

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)

