This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $519,900.00

Affiant

Subscribed and sworn before me this the 31st day of May, 2016.

Notary Public
My commission expires: 3/6/18

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/02/16 08:38 3 pgs
Fees:18.00 Taxes:1923.63
**20160602-0055319**

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Emily S. Bartlett<br>312 53rd Ave N<br>Nashville, TN 37209 | New owner | 091-15-119.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW RIOTH AND MEGHAN RIOTH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMILY S. BARTLETT, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421 page 18, said Registers Office.

Beginning at a point in the East margin of 53rd Avenue North as the Southeast corner of 53rd Avenue North and Elkins Avenue; thence continuing South along said margin, 45 feet to a point; thence East running between parallel lines and along the Southerly margin of Elkins Avenue, 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to Matthew Rioth and wife, Meghan Rioth by Warranty deed from Douglas J. Erickson, married of record in Instrument No. 20100528-0041481, Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on May 28, 2010.
(Value of consideration shown in aforementioned deed $360,000.00)
Being also known as 312 53rd Ave N, Nashville, TN 37209

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 312 53rd Ave N, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of May, 2016.

Matthew Rioth

Meghan Rioth

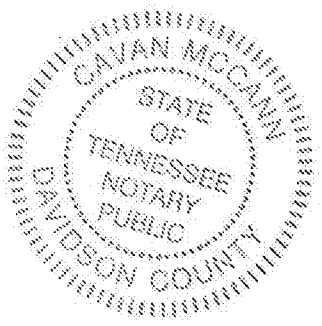
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Rioth and Meghan Rioth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2016.

My commission expires: 9/10/18

Notary Public



# True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

