WARRANTY DEED

ELAINE K. EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

300,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-16-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen K. Fielder	NEW OWNER	082-07-0-237-00
(NAME)	(NAME)	
621 N 2nd Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stephen Lynch and Cassidy Lynch, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen K. Fielder, a single man and Jessica Siefert, a single woman, as Tenants in Common with the Right of Survivorship, 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:

Beginning at the southeast intersection of North 2nd Street and Grace Avenue, formerly Josephine Street, thence with the margin of North 2nd Street, southerly 46 2/7 feet to a point; thence at right angles easterly 150 feet to a point in the westerly margin of an alley; thence with the westerly margin of said alley northerly 46 2/7 feet to the southerly margin of Grace Avenue; thence with the margin of the same westerly 150 feet to the point of beginning.

Being the same property conveyed to Stephen Lynch AKA Stephen Asbury Lynch and wife, Cassidy Lynch AKA, Cassidy Carson Lynch, by Warranty Deed from Jeremy R. Hatfield, unmarried, of record in Instrument No. 20130403-0032808 Register's Office for Davidson County, Tennessee, dated 03/27/2013 and recorded on 04/03/2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☐ property, known as 621 N 2nd Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160056855 DEEDWARR
Recvd: 07/05/16 10:43 2 pgs
Fees:13.00 Taxes:1110.00
20160705-0068268

Witness our hands this 30th day of June, 2016.

Stephen Lynch

Cassidy Lynch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen Lynch and Cassidy Lynch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020