This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
766847 12609
Liz Barber

Davidson County DEEDWARR
Recvd: 07/12/16 08:58 3 pgs
Fees:18.00 Taxes:1241.35
20160712-0071044

WARRANTY DEED

163323

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) McKinley A. Agatha-Mancebo	(NAME) Regions Bank 2050 Parkway Office Circle	115-02-0-089.00
(STREET ADDRESS OR ROUTE NUMBER) 712 Shawnee DR.	(STREET ADDRESS) Birmingham, AL	
(CITY) (STATE) (ZIP) Nashville TN 37205	(CITY) (STATE) (ZIP) 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, John G. Rissler, a single man have this day bargained and sold, and do hereby transfer and convey unto the said McKinley A. Agatha-Mancebo, unmarried woman,* the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

* Rachelle A. Agatha and Stephen P. Cascioppo, wife and husband

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 335,500.00

Affiant _____

Subscribed and sworn to before me this the 7th day of July, 2016.

Notary Public _____

My commission expires: 9-10-18
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SUSAN L. HEINRICH

This is unimproved ( ), known as 712 Shawnee Drive, Nashville, TN 37205
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 8th day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____ X _____
John G. Rissler

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, John G. Rissler, a Notary Public in and for said County and State, John G. Rissler, the within named bargainor single man (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April 2016.

✓ _____ (This area for official notarial seal)
Notary Public
My Commission Expires: ✓ 06/05/17

LAURA PERSINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

✓ _____ (This area for official notarial seal)
Notary Public
My Commission Expires: ✓

Exhibit A

The land referred to in the Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 179 fronts 120 feet on the Southeasterly side of Shawnee Drive and extends back 399 feet on the Northeasterly line and 456.7 feet on the Southwesterly line, which is a broken line, to a dead line in the rear on which it measures 48.7 feet.

Being the same property conveyed to John G. Rissler by Warranty deed from James R. Thomas and Stephen E. Thomas of record in Instrument No. 20120807-0070198 Register's Office for Davidson County, Tennessee, dated August 06, 2012 and recorded on August 07, 2012.

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-18

Shelly M Smith

Commission Expires
4-24-2018