Davidson County DEEDWARR Recvd: 07/18/16 10:35 3 pgs Fees:18.00 Taxes:1509.60 **20160718-0073373**	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $408,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2016. Notary Public My commission expires: 6/28/17
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow, LLC
402 Wilson Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ryan Richter Pack	NEW OWNER	**091-15-0-164.00**
321 51St Avenue North		
Nashville, TN 37209-3359		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE,**

Paul Schrimsher and Elizabeth Schrimsher, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ryan Richter Pack, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Block No. 8 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 51st Avenue North, formerly 10th Street, at a point 100 feet North of the northerly margin of Elkins, formerly Second Avenue; thence with the westerly margin of 51st Avenue North, northwardly 50 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 140 feet to the easterly margin of another alley; thence with the easterly margin of the last mentioned alley, southwardly 50 feet; thence eastwardly 140 feet to the beginning.

BEING the same property conveyed to Paul Schrimsher and Elizabeth Schrimsher, husband and wife, by Warranty Deed dated August 26, 2011, from Carrie E. Rohling, unmarried of record as Instrument No. 20110901-0067935 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 321 51St Avenue North, Nashville, TN 37209-3359.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of July, 2016.

Paul Schrimsher

Elizabeth Schrimsher

Elizabeth Schrimsher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul Schrimsher and Elizabeth Schrimsher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of July, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316214

SP 11/2015

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

