WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064718 DEEDWARR
Recvd: 07/27/16 15:21 2 pgs
Fees:13.00 Taxes:1146.63

20160727-0077468

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Seren Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2016

Michelle Pepper
Notary Public

MY COMMISSION EXPIRES: May 22, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary J. Piper	CU Community, LLC	06107007600
(NAME)	(NAME)	
1113 Richmond Drive	8351 E Walker Springs Ln STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Seren Frantz, an unmarried woman,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mary J. Piper and husband, Jason Carl Johnson McDonald**, hereinafter called the GRANTEE(S), 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 Lot No. 7, on the plan of Section One, King Subdivision, of record in Plat Book 1130, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Seren Frantz, an unmarried woman by Warranty Deed from Juan Molina and wife, Laura Molina, dated 02/08/2014 and recorded 03/03/2014, of record in Instrument No. 20140303-0017748, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 1130, Page 94, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1113 Richmond Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-31974
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of June, 2016

Seren Frantz

State of OHIO
County of Hamilton

Personally appeared before me Seren Frantz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2016.

Joan M. Gordon
Notary Public
My Commission Expires: 9-23-18

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

NOTARIAL SEAL
STATE OF OHIO

Joan M. Gordon
Notary Public, State of Ohio
My Commission Expires 09-23-2018