ADDRESS NEW OWNER:
Jonathan T. Warren
Barbara G. Warren

1502 Bayer Blvd.
Plymouth Meeting PA. 19462

SEND TAX BILL TO:

Same

Davidson County DEEDWARR
Recvd: 08/02/16 11:15 3 pgs
Fees:18.00 Taxes:760.35
20160802-0079628

MAP & PARCEL NOS.:
90-16-141.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mildred Louise Teal, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jonathan T. Warren and Barbara G. Warren, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 323 on the Map of Charlotte Park, Section Eleven, as of record in Book 2900, Pages 79 and 80, Register's Office for said County.

Said Lot No. 323 fronts 73.0 feet on the southwesterly margin of River Rouge Drive, and extends back between parallel lines, 150.0 feet to a dead line on which it measure 73.0 feet.

Being the same property conveyed to Leslie C. Teal and wife, Mildred M. Teal, from W.P. Ackerman and wife, Helen A. Ackerman, by Warranty Deed dated September 13, 1960, and recorded in Book 3130, Page 489, Register's Office for Davidson County, Tennessee. The said Leslie C. Teal died on January 10, 2008, leaving Mildred M. Teal as the sole surviving tenant by the entirety. Mildred M. Teal is one and the same person as Mildred Louise Teal.

This is property with a common address of **527 River Rouge Drive, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Book 2900, Pages 79 and 80, Register's Office for Davidson County, Tennessee.
(3) Restrictive Covenants of record in Book 3033, Page 638, said Register's Office.
(4) Durable Power of Attorney executed by Mildred Louise Teal of record in Instrument No. 20060908-011417, said Register's Office. See Affidavit recorded in Instrument No. 20160720-0074903, said Register's Office.

MLT by LGB

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of July, 2016.

Mildred Louise Teal by Gail Teal Bagwell, Attorney in Fact

Mildred Louise Teal

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of July 2016, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gail Teal Bagwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Mildred Louise Teal, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Durable Power of Attorney recorded in Instrument No. 20060908-011417 in said Register's Office.

Witness my hand and official seal at office, this 20th day of July 2016.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

File No. 1607-158

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $205,500.00.

Affiant

Subscribed and sworn before me this 20th day of July, 2016.

Notary Public
My Commission Expires: _____

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

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).