WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,900.00.

Affiant

Subscribed and sworn to me on August 5th, 2016.

NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160069611 DEEDWARR
Recvd: 08/11/16 11:02 2 pgs
Fees:13.00 Taxes:887.63
20160811-0083597

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Noah Henscheid and Hanna Henscheid 503 General George Patton Rd Nashville, TN 37221	New Owner	142-0-F-503.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, John Ettinger and Tammi Ettinger, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Noah Henscheid and Hanna Henscheid, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 503, together with carport designated 503-C, on the Plan of River Plantation, Section VIII, Phase II, a Condominium, of record in Book 6900, Page 514, as amended in Book 6900, Page 654 and of record in Master Deed in Book 7417, Page 396, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John C. Ettinger and wife, Tammi J. Ettinger by Warranty Deed from Cynthia S. Moore, unmarried, dated June 8, 2012, and recorded June 13, 2012 in Instrument No. 20120613-0051799, Register's Office for Davidson County, Tennessee.
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> This is improved property known as 503 General George Patton Road, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on August 5th, 2016.

John Ettinger

Tammi Ettinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 5th, 2016, before me personally appeared John Ettinger and Tammi Ettinger to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 OFFICIAL SEAL, this the 5th of August, 2016.

NOTARY PUBLIC

My Commission Expires: 5-5-20

RACHEL BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON