Davidson County	DEEDWARR
Recvd: 09/21/16 08:58	2 pgs
Fees:13.00 Taxes:1313.50	
20160921-0099245	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF SEPTEMBER, 2016,

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-6-20

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Virginia R. Studer, Trustee of the Virginia R. Studer Living Trust dated July 26, 2011	Virginia R. Studer, Trustee of the Virginia R. Studer Living Trust dated July 26, 2011	132 01 0 002.00
(NAME)	(NAME)	
1007 Maplehurst Lane	1007 Maplehurst Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Flora D. George, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Virginia R. Studer, Trustee of the Virginia R. Studer Living Trust dated July 26, 2011**, hereinafter called the Grantees, their heirs and 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 Number 13 of Block 13 on the Plan of College Park Subdivision of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Flora D. George, unmarried by Warranty Deed from Mark W. Pierce and wife, Stephanie S. Pierce dated April 15, 2009 and recorded April 16, 2009 as Instrument No. 200904160034576, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-165564SSO

unimproved ☐
This is improved ☒ property, known as 1007 Maplehurst Lane, Nashville, TN 37204

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 heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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.

Witness my hand this the 16th day of September, 2016

Flora D. George

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Flora D. George, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2016.

Notary Public

My Commission Expires: 3/6/18

STATE OF TENNESSEE NOTARY PUBLIC DAWN D. CHASE WILLIAMSON COUNTY

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

Shelly M Smith

Commission Expires 4-24-2018