BILL GARRETT, Davidson County
Trans:T20160084381 DEEDWARR
Recvd: 09/26/16 12:41 2 pgs
Fees:13.00 Taxes:715.95
20160926-0101273

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of September, 2016, by and between Sandra K Deason, unmarried, party of the first part, and Andrew Frank Shoener and Sara Beth Shoener, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 329 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Sandra K. Deason by virtue of that certain Warranty Deed dated September 27, 2013, at Instrument No. 20131003-0103761 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable, suject to all Restrictions or Easements currently of record for said property; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sandra K. Deason by Ashlee D. Page, Attorney in Fact

Sandra K Deason by Ashlee D. Page, Attorney in Fact

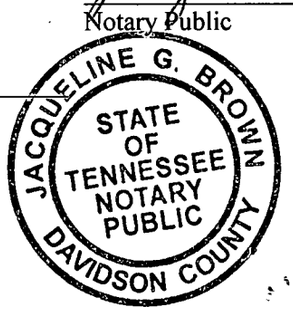
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ashlee D. Page, Attorney in Fact for Sandra K Deason, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18



STATE OF TENNESSEE, COUNTY OF DAVIDSON

Ashlee D Page, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Sandra K Deason, the principal.

This 9th day of September, 2016

Ashlee D Page
Ashlee D. Page

Sworn to and subscribed before me by Ashlee D. Page this 9th day of September, 2016.

Notary Public

My Commission Expires: 6-19-18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $193,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

emily jones
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of September, 2016.

Notary Public

My Commission Expires: 6-19-18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Property Owner & Address: Andrew Frank Shoener and Sara Beth Shoener

Tax Parcel No 097020A32900CO

Property Address: 1213 Riverbrook Drive
Hermitage, TN 37076

MAIL TAX
BILLS TO: New Owner