BILL GARRETT, Davidson County
Trans:T20160084780 DEEDWARR
Recvd: 09/27/16 11:05 4 pgs
Fees:23.00 Taxes:791.80
20160927-0101762

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160202

WARRANTY DEED

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2016.

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker Fleming and Charlette Fleming 325 Stonecrest Way Nashville, TN 37209	Same address as new owner	114 12 0A 110.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fourteen Thousand and 00/100 Dollars ($214,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARIA LYNN ASHBY AND SON, JOSEPH ASHBY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **WALKER FLEMING AND WIFE, CHARLETTE FLEMING**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Stonebridge Townhomes, Phase II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maria Lynn Ashby and Joseph Ashby, by Quitclaim Deed from Maria Lynn Ashby, Rebecca Ashby and Joseph Ashby, dated 3/26/2015, recorded 3/30/2015, of record in Instrument No. 20150330-0027012, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Maria Lynn Ashby, Rebecca Ashby and Joseph Ashby by Quitclaim Deed from Maria Lynn Ashby, dated 7/8/2009, recorded 7/10/2009, of record in Instrument No. 20090710-0064567, said Register's Office. Being the same property previously conveyed to Maria L. Ashby, a single woman, by Special Warranty Deed from Marquis Homes, LLC, dated 1/29/2009, recorded 2/2/2009, of record in Instrument No. 20090202-0008655, said Register's Office.

The address of the herein described property is believed to be 325 Stonecrest Way, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of August, 2016.

Maria Lynn Ashby
MARIA LYNN ASHBY

Joseph Ashby by Maria Lynn Ashby
JOSEPH ASHBY BY MARIA LYNN ASHBY, ATTORNEY-IN-FACT Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Maria Lynn Ashby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of August, 2016.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Maria Lynn Ashby, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Joseph Ashby and acknowledged that she executed the same as the free act and deed of the said Joseph Ashby.

WITNESS my hand and seal, this the 16th day of August, 2016.

_____
Notary Public
My Commission Expires_____

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Tulare }

On 8-16-16 before me, Anthony Domingos Carvalho, Notary Public,
(Here insert name and title of the officer)

personally appeared Maria Lynn Ashby,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~)(is)/are subscribed to the within instrument and acknowledged to me that he/(she)/they executed the same in his/(her)/their authorized capacity(ies), and that by his/(her)/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANTHONY DOMINGOS CARVALHO
COMM. # 2033882
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
My comm. expires Aug. 15, 2017

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 8-16-16

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual(~~s~~)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknolwedgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Tulare }

On 8/16-16 before me, Anthony Domingos Carvalho, Notary Public,
(Here insert name and title of the officer)

personally appeared Joseph Ashby by Maria Lynn Ashby, Attorney in Fact,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~)(is)/are subscribed to the within instrument and acknowledged to me that he/(she)/they executed the same in his/(her)/their authorized capacity(~~ies~~), and that by his/(her)/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WMD2 ANTHONY DOMINGOS CARVALHO WMD2
COMM. # 2033882
NOTARY PUBLIC CALIFORNIA
KINGS COUNTY
My comm. expires Aug. 15, 2017

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

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Warranty Deed
(Title or description of attached document)

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- Securely attach this document to the signed document with a staple.